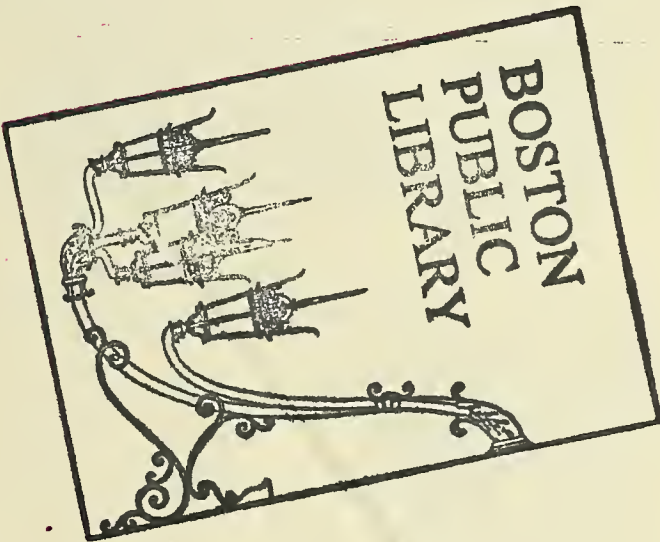
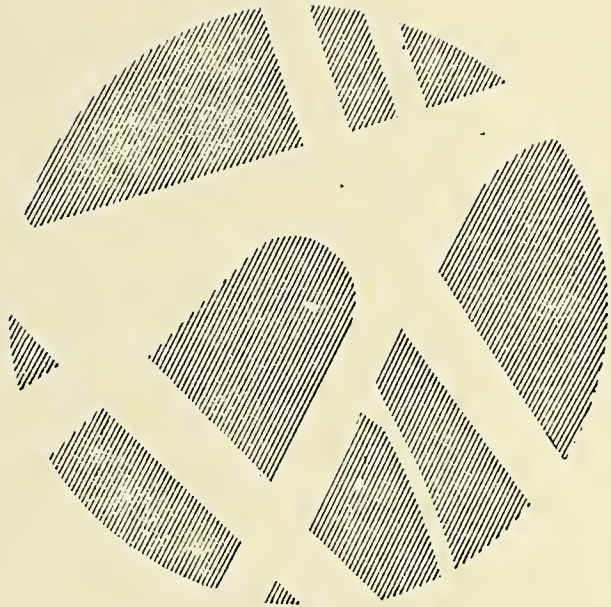


GOVDOC

BRA

4441

Liberty Square



901.85-313



Letter



As you may be aware, the area in and around Liberty Square is presently undergoing substantial redevelopment. Recently, the Appleton Building (110 Milk Street) was purchased by Olympia-York, and 55 Kilby Street was acquired by Kossara. Hamlen, Collier and Moore. Both buildings are in the process of extensive renovation.

As a result of these and other projects, Liberty Square itself has become a new focus of attention in downtown Boston. In fact, Olympia-York has renamed the Appleton building number One Liberty Square, and 55 Kilby Street shall be called number Ten Liberty Square.

Liberty Square is strategically located in the heart of Boston's financial district. This is evidenced by the tremendous amount of new construction going on around the perimeter of the Square. The new buildings at One Post Office Square and 53 State Street (also an Olympia-York building) are just two examples of this growth.

Despite the proximity of these skyscrapers to the Square, the character of Liberty Square remains refreshingly old-world. For the benefit and enjoyment of the property owners of Liberty Square, and for those who work in the adjacent environs, we would like to see improvements made to the Liberty Square landscape.

In 1974 the Boston Redevelopment Authority drew plans for five parks to be built in and around the city. Of these five proposals, four have been or are in the process of being completed. The last of these four proposals is the Post Office Square Park which is under construction at the moment. The fifth was to

have been a park at Liberty Square, but for a variety of reasons, it never materialized. With the financial problems the city has today, public funding of the Liberty Square Park is out of the question.

As investors in the area, and as interested citizens, we have undertaken to initiate preliminary steps in the procedure to beautify Liberty Square. The city of Boston has thus far been very receptive to the idea (see enclosure), and Olympia-York and other abutments have indicated enthusiasm. Naturally, we would like to generate as much interest and support as possible. We hope that as a "neighbor" on Liberty Square, you will find the prospect of a park at Liberty Square as exciting as we do.

DESIGN



Boston Metropolitan Planning Council

Robert J. Ryan, Director

Sergeant Collier
The Collier Corporation
125 Pearl Street
Boston, Massachusetts 02110

May 27, 1981

RE: PROPOSED LIBERTY SQUARE IMPROVEMENTS

Dear Mr. Collier:

I was pleased to learn that you and others are fostering proposed improvements to the Liberty Square Area (Kilby/Water/Battery/Battery Street) through private sector subscriptions from abutments and other interested parties.

MMA has long supported the creation of downtown mini-parks and other urban design improvements, both on and off of the public right-of-way. Several years ago, our urban design staff sketched out a possible island and sidewalk extension from extreme roadway area and it is gratifying to see that you have adopted the concept.

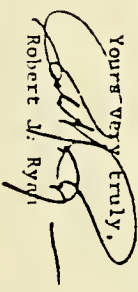
We realize that the proposed improvements must be detailed and refined so that the needs of traffic, underground utilities and surface improvements can be satisfied. There appears to be no major impediment to achieving a workable design and BMA staff will assist you as appropriate, including design review.

In these days of scarce and dwindling municipal resources, we appreciate your initiative in gathering private funds for the work, without which we could not proceed. We believe, however, that the proposal will enhance the area to an extent that will repay contributors in increased area attractiveness and image.

It is hoped that you will soon be in a position to gain Public Improvement Commission approvals of the physical work and the maintenance and liability agreements, so that implementation may be realized in the near future.

We wish you every success in gaining the necessary support for this proposal.

Yours very truly,



Robert J. Ryan

Members of the Public Improvement Commission

DESIGN INTENT

The intersection of Kilby and Water Streets forms the principal focus for Liberty Square and the entrance and foreground space to the adjacent buildings. A raised island is proposed for this location to channel traffic more clearly, provide a modest retreat for crossing pedestrians and introduce plant materials into the space. It is also the intention that information explaining the interesting history of Liberty Square's naming and evolution would also be incorporated at this location. To the extent that this island will be a visual foreground the views down Water and Kilby will be greatly improved.

The relocation of the curb alignment in front of provides a large pedestrian space and a more logical traffic pattern in relation to Oliver Street. The materials and intended use would be similar to the Kilby/Water intersection. There is a need for service vehicles to access the front entrance which can be accommodated in the design.

The actual area of improvements within the street is SF. The major materials proposed are brick paving, granite street and plant bed curbs, lighting, shrub planting and other granite elements to contain special information and features.

The project budget has been estimated as follows:

1. Construction (escalated to Spring '82) \$150,000
 2. Design Fees \$ 22,500
 3. Misc. Fees and Contingencies \$ 10,000
- \$182,500

DESIGN ANALYSIS

The existing character of Liberty Square is dominated by streets, auto and truck.

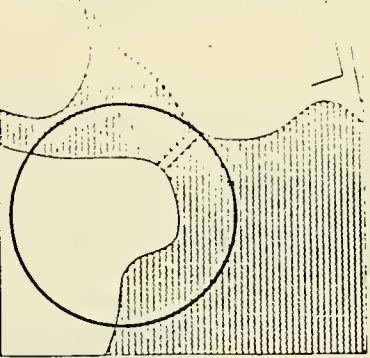
The perception of historically significant space between the buildings and the especially rich architectural quality is lost in the unorganized relationships between vehicle and building. Strong lines of sight along Kilby, Water and Oliver Streets are not recognized for their special contribution to the urban environment. Building entrances representing unique character and pedestrian desire lines currently blend into the uninteresting streetscape.

The vitality of the spaces surrounding these buildings is seriously diminished by the lack of "natural" materials, artificial light and direct sunlight, except for short periods during mid-summer. Also missing from the spaces between buildings are human scale elements which could provide more identity and relationships for pedestrian users.

HISTORY

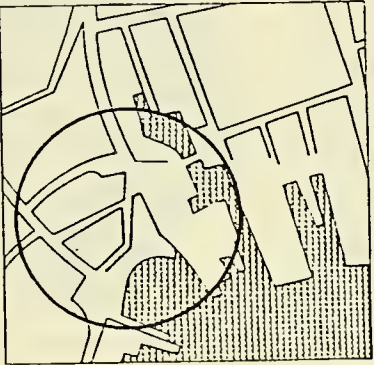


1711 and events in and around
the Liberty Square area:
1711 to 1871: Marshland

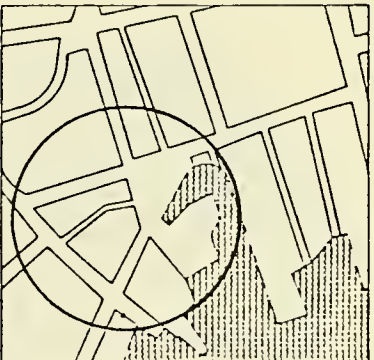


- 1715: Marshland cleared out by Governor Winthrop.
- 1715: Kilby and Battermarch streets laid out.
- 1724: Water Street extended.
- 1735: Bunch of Grapes Tavern built; a famous Boston meeting place.
- 1735: Peter Oliver, a prominent merchant, built a dock and bridge. His holdings in the Liberty Square area later included a brewhouse, bakehouse, salthouse and waterworks wharf.
- 1743: Milk Street built.
- 1747: Milk Street extended to the sea.
- 1748: Blue Bell Tavern, later called the Cæcilia Tavern.
- 1750: Boston streets, including Water, Milk, Mackerel Lane (Kilby) named.

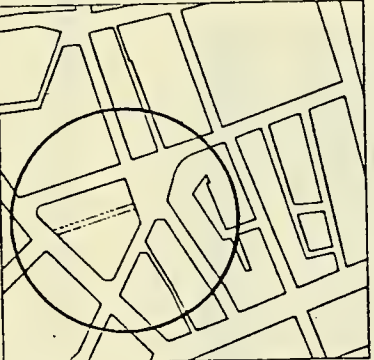
1711: Bunch of Grapes Tavern burned.



- 1722: Hawes Street appears as an unnamed lane on John Bennet's map.
- 1760: Mackerel Lane widened.
- 1765: Stamp Act Riot and razing of Stamp Office.
- 1769: Mackerel Lane renamed for Christopher Kilby.
- 1784: General Lafayette banquetted at the Bunch of Grapes Tavern.
- 1789: First Boston Directory printed at Oliver's Dock.
- 1791: Liberty Square named in honor of the French Revolution and a Liberty pole was erected on the site.
- 1794: Opening of a famous Boston restaurant, the "Julien's" Restus."



- 1798: The ship "Genet" launched from Hallowell's shipyard.
- 1800: Oliver's Dock filled in.
- 1800-25: Merchant's Hall.
- 1825: Fifty stores on Kilby Street destroyed by fire.



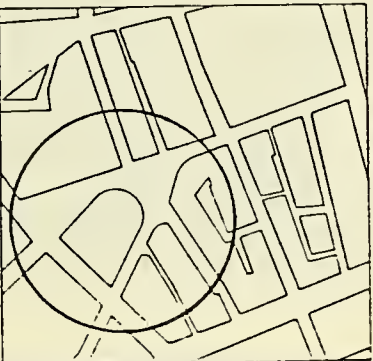
- 1826: Liberty Square Warehouse built by Harrison Gray O'Leary.

1850: Thorndike's Granite Building on the site of Commercial Coffee House.

1872: The Great Boston Fire destroyed all but two Liberty Square buildings.

1873: Post-fire construction.

1873: Liberty Square extends to Milk Street.



1877: Round-fronted Mason Building constructed on present site of Appleton Building.

1926: Appleton Building finished.



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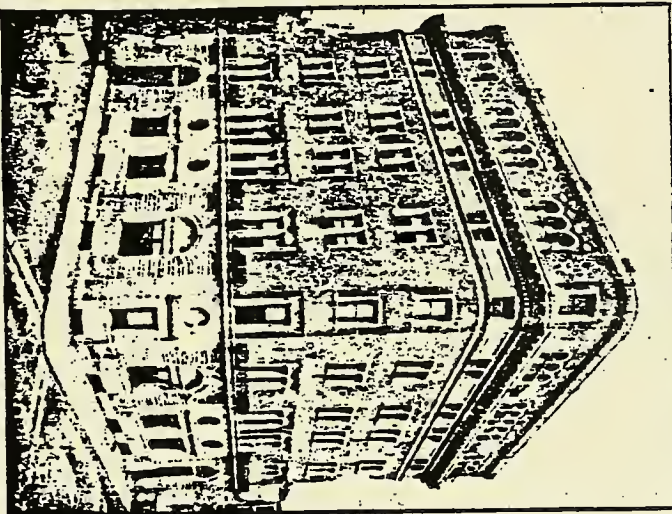
<http://www.archive.org/details/libertysquarebos00bost>

In this country. On the street-floor of the Equitable Life Building, at the Devonshire and Milk St. corner, are the fine banking rooms of Clark, Ward & Co., bankers, members of the New York and Boston stock exchanges, transacting a very large business at all the exchanges.

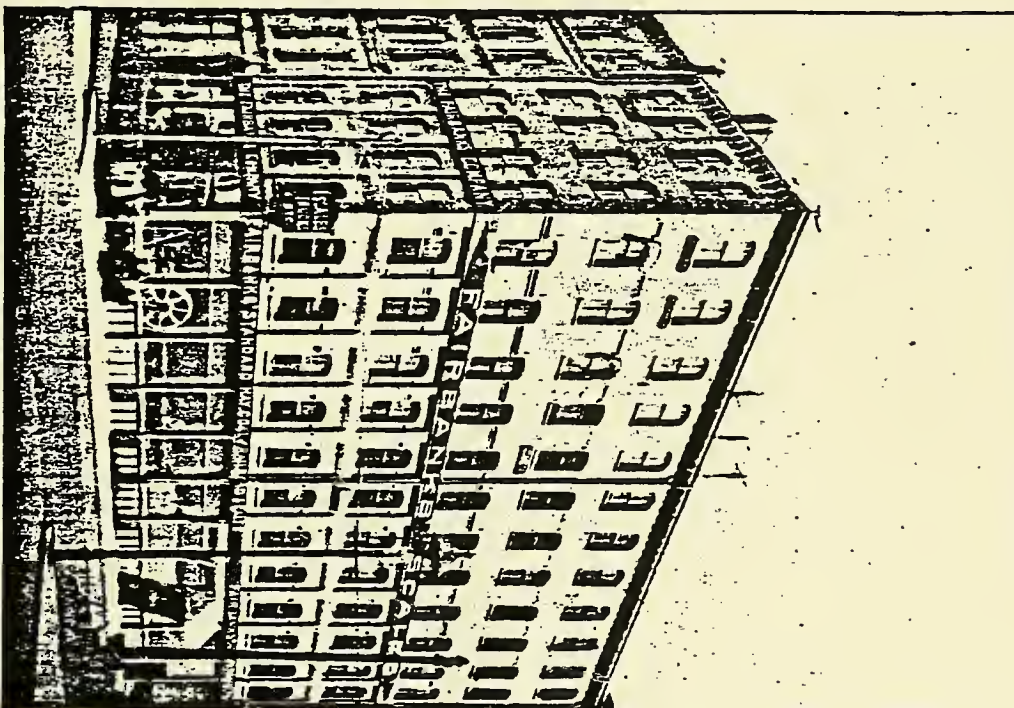
At the southwest corner of Milk and Devonshire Sts., diagonally across from the Post Office, is the nine-story building of the International Trust Co. of Boston, one of the most elegant and graceful office buildings on the continent. It was completed in 1894. It is absolutely a fire-proof structure, and on its lower floors are public safety deposit vaults, protected by every desirable safeguard and furnished with all modern conveniences, where patrons can rent boxes of various sizes for the storage of valuables. The International Trust Co., which owns the building, is a general banking institution as well as a regular and special trust company, for individual and corporate trusts, with a capital of \$1,000,000, surplus and undivided profits of almost \$1,200,000, and gross assets of \$9,000,000.

The Kiatio, the John Hancock, and other adjacent structures contain banks and hundreds of corporation offices.

At 79 Milk St., at southeast corner of Federal St., is the head-quarters of the famous Fairbanks scales, whose business, founded in 1825, employs 1,000 men with branches all over the world. The Fairbanks Co. succeeded Fairbanks, Brown & Co. Besides scales, the products include Hancock inspirators, steam and water valves, store and warehouse trucks.



EXCHANGE CLUB, MILK AND PATTERSON-MOORE STREETS.



THE FAIRBANKS COMPANY,—THE FAIRBANKS' SCALES. MILK STREET, SOUTHWARD CORNER OF FEDERAL STREET, POST-OFFICE SQUARE.

Handwritten text, possibly a list or notes, located in the upper left quadrant of the page.

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Small handwritten text or a signature located in the lower middle section of the page.

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Memorandum



Organization :

As has been done with the new Post Office Square Park, it is envisioned that a non-profit corporation will be formed by the owners of the properties in the vicinity of Liberty Square. The sole purpose of this corporation will be to maintain the Liberty Square Park.

Maintenance :

The maintenance cost of the park will be shared by these owners. Each owner's contribution will be calculated with respect to the benefit his property receives from the park itself. Initial estimates of maintenance costs are \$10,000 per year which would include policing of the area, planting, trimming, mulching, spraying, etc. It will also be necessary to carry insurance to indemnify the corporation and the owners from general liability.

The responsibility for this maintenance will rotate between the major property owners every few years. The owner responsible for the maintenance will bill the other property owners on a quarterly basis and will also be allowed to mark up this cost to cover administrative expenses.

Although the responsibility for maintenance of the park may seem to be an added burden, we are confident that the improvement to the area and the benefits that the park will afford everyone will greatly make up for this inconvenience.

March 16, 1981

THE HISTORY AND EVOLUTION OF LIBERTY SQUARE: a preliminary report

Liberty Square lies no more than 400 feet from the area, now State Street, where John Winthrop and his Puritan settlers established themselves in 1630. At that time the Liberty Square environs were wetland: part marsh (called Governor Winthrop's marsh), part creek (Shelter Creek), and part cove (Shelter Cove, a subsidiary of Great Cove). Within a few years bridges crossed the creek and land was parcelled out.

In 1643 Governor Winthrop, Valentine Hill and others began digging out Shelter Cove (between State and Milk Streets) in preparation for wharves. The Book of Possessions, written about that time, listed among the property owners in the vicinity, William Davies, John Winthrop, Nathaniel Woodward, Edward Hutchinson, Benjamin Ward, John Spore, and William Hudson, who, in 1640, had been allowed to keep an ordinary which, in 1658, became the Bunch of Grapes Tavern, the most famous of all Boston meeting and drinking establishments. Located on the corner of State and Kilby Streets, the Tavern flourished until its demolition around 1790. General Lafayette was banqueted there in 1784 and another man of French descent, Governor James Bowdoin, mentioned it as his home in his will of 1790.

In 1660 Peter Oliver bought some marsh from Stephen Winthrop on the north side of Water Street crossing over Kilby.

Oliver's Dock became the chief topographical reference point in the area until its filling in was completed about 1800. Some time before 1722, when John Bonner issued the first map of Boston, Oliver's Dock had reduced Shelter Creek and the marsh to a small wharved inlet bridged over at Kilby Street, approximately at the north point of Liberty Square. Remains of old timbers of the Dock were exposed in 1864 during the waterproofing of basements on Kilby Street.

On the southwest corner of Batterymarch and Crab Alley was located the Blue Bell Tavern, operated by Nathaniel Bishop in 1674. It was called the Castle Tavern in 1692.

By 1722 the area of Liberty Square was generally defined on the south and west. Rows of houses in close proximity appear on Bonner's map. The 55 Kilby/60 Congress Street block was by then well formed. Minor changes occurred between then and the issuance of Carleton's map of 1797, which shows the two blocks abutting Hawes Street as they are today and Liberty Square as a triangle but still bordered to the northeast by water. The last of Oliver's Dock is shown filled on Carleton's map of 1803 and on Hale's map of 1814 the Liberty Square triangle is built up and filled land extends to India Street. The boundaries of the triangle at the junction of Kilby and Water Streets have changed little since 1814, but that section of the Square between Water and Milk Streets was subject to several shifts of streets and blocks until after the 1872 fire when the Mason Building was built in the same configuration as the Appleton Building holds today.

Density increased gradually from widely separated 1- and 2-story houses with gardens in the 17th century to more closely built 2-story houses in the early 18th century to commercial buildings in the 19th. Hale's map of 1814 still shows open spaces between some buildings. Sanborn's 1867 atlas records mostly 4-story buildings densely packed. The 1872 fire spawned only a modest increase in average height and it was not until the early 20th century that buildings rose above 8 stories. Today building heights range from 4 to 13 stories, a reasonable scale when compared to other downtown areas.

The basic street pattern around Liberty Square is very old. Originally none of the streets had names, but rather descriptions of their routes. Kilby was ordered laid out in 1649 "of 12 feet between Capt. Harding and William Davis, along straight to the bridge which the town and Mr. Hill set up." When Boston streets were named in 1708, it was called Mackerel Lane from King (State) to Water Street, and Cooper's Alley from Water to Milk. Its narrow dimension continued until after the fire of 1760 when it was widened, straightened, and renamed, in 1769, for Christopher Kilby, a wealthy merchant who contributed 200 pounds to the fire victims.

Water Street, part of Springgate in the Book of Possessions, was laid out as a "highway" through Winthrop's marsh to Benjamin Ward's wharf in 1654. Later called the "street that leads to Peter Oliver's Dock," it was named Water in 1708.

Milk Street, the "highway from goodman Wards to goodman

Pells" in 1663 was extended to the sea in 1673 and named Milk also in 1708.

In 1649 Benjamin Ward and neighbors built a "highway" from their houses over marsh to the bridge. This became Battermarch and part of Crab Lane in 1708.

Hawes Street appears as early as 1722 on Bonner's map as an unnamed alley, called Russell's Alley in 1798 and Hawes Street in 1828.

Liberty Square drew its name not from American, but from French liberty. On January 24, 1793 (2 days after the execution of Louis XVI, but unbeknown to the revellers), a huge banquet was laid in State Street near Kilby in honor of the French Revolution. A 1000-pound ox was roasted whole and its gilded horns were hoisted atop a 60-foot "Liberty Pole" on a spot from then on called Liberty Square. A salute of 15 guns marked the occasion. Despite later Bostonian disillusion with the brutality of the French Revolution, the name remained.

Benjamin Ward's estate, near Milk and Batterymarch, descended to Benjamin Hallowell, who ran the principal shipyard in town. Here in 1798 the fully rigged ship Genet was launched and named in honor of the then French Minister to the U.S. The Commercial Coffeehouse, kept by William Meriam from 1817 to 1830, and later by others, succeeded the shipyard and was, in turn, replaced by Thorndike's granite building which survived the 1872 fire. The Exchange Club now occupies the site.

A major pre-revolutionary event in Liberty Square was the Stamp Act Riot of 1765, which culminated in the razing of the

Stamp Office, newly erected on the northeast corner of Kilby and Liberty Square, and the throwing of it into Oliver's Dock. Andrew Oliver, collector of customs, was to have sold the stamps but was instead burned in effigy at Fort Hill. The Stamp Act was subsequently revoked.

The first Boston Directory was printed by John Norman at Oliver's Dock in 1789. It listed 1,473 names.

Nearby, on the northwest corner of Milk and Congress Streets, the French chef Jean Baptiste Gilbert Payplat operated a famous restaurant called "Juliens Restorator" from 1794 until his death in 1805. His wife carried on until 1824. Julien Soup originated here.

Fires were a pox on Boston through much of its history and Liberty Square fell victim several times including 1711, when the Bunch of Grapes burned (rebuilt in brick in 1712) and 1760, which precipitated the widening of Mackerel Lane (Kilby). The deed recording the transfer of a parcel of land (part of the 55 Kilby Street site) from David Jeffries to William Phillips, September 2, 1763 (L 100, F 151), carries the description: "now abutting easterly upon the new street formerly called Mackarel lane and abutting south upon Water as said streets are ordered to be laid out by the government since the great desolation by fire in March 1760."

In 1825 fire destroyed 50 stores on Kilby Street and the 1872 great fire was stopped at Liberty Square, but not before devastating all but the two buildings between Water and Milk on Batterymarch. Curiously enough the fire was stopped at the

wall of Samuel Downer's kerosene establishment on Water Street from which kerosene was said to have been first sold in Boston 50 or 60 years earlier. Of the buildings constructed immediately after the fire only 3 survive: 55 Kilby and 2 others across the Square between Kilby Place and Water Street. The building at 120-130 Water Street is the only pre-fire remnant in the area.

ATTACHMENTS

(1-15 are a series of maps showing the evolution of Liberty Square drawn to the scale of current BRA maps, 1" to 100')

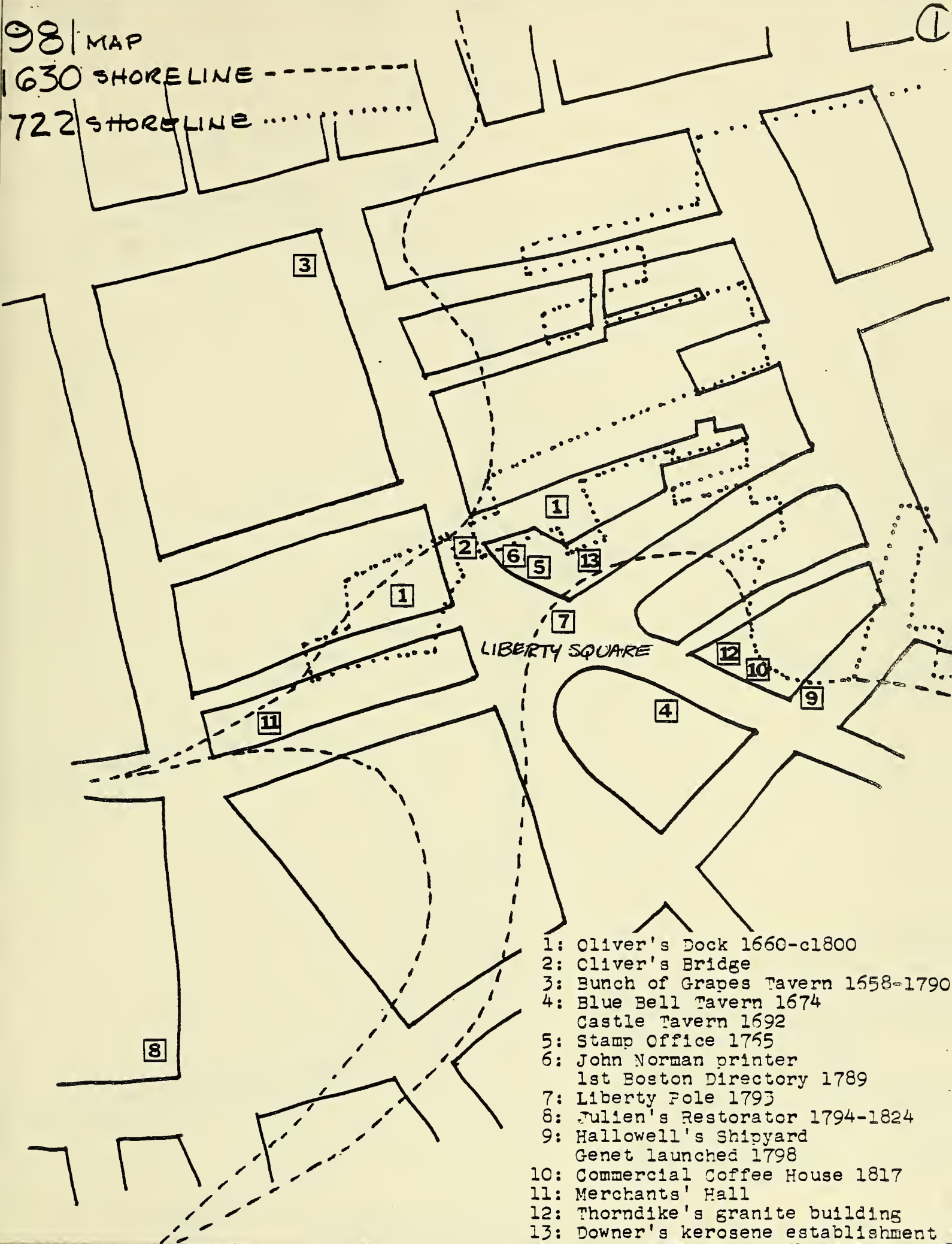
- 1) 1981 map with 1630, 1722 shorelines and locations of important places, buildings and events
- 2) c1645
- 3) 1722 (Bonner)
- 4) 1728 (Burgiss)
- 5) 1769 (Bonner)
- 6) 1775 (Lt. Page)
- 7) 1797 (Carleton)
- 8) 1803 (Carleton)
- 9) 1814 (Hale)
- 10) 1819 (Hale)
- 11) 1844 (Boynton); 1867 (Sanborn)
- 12) 1874 (Hopkins)
- 13) 1883, 1890, 1898 (Bromley)
- 14) 1981
- 15) 1872 Fire- burned area
- 16) 1630 shoreline imposed on 1882 map
- 17) Bonner 1722
- 18) Burgiss 1728
- 19) Bonner 1769
- 20) Lt. Page 1775
- 21) Carleton 1797
- 22) Carleton 1803
- 23) Hale 1814

- 24A) Hale 1819
- 24B) Hale 1819
- 25) Boynton 1844
- 26) Hopkins 1874
- 27) Bromley 1890
- 28) Bromley 1898
- 29) Photo: Liberty Square after 1872 fire, with text
- 30) Photo: Liberty Square after 1872 fire
- 31) Photo: Liberty Square, corner Water and Batterymarch
- 32) Photo: Mason Building, 1895
- 33) Photo: Mason Building entrance
- 34) Photo: Exchange Club, 1895

98 | MAP

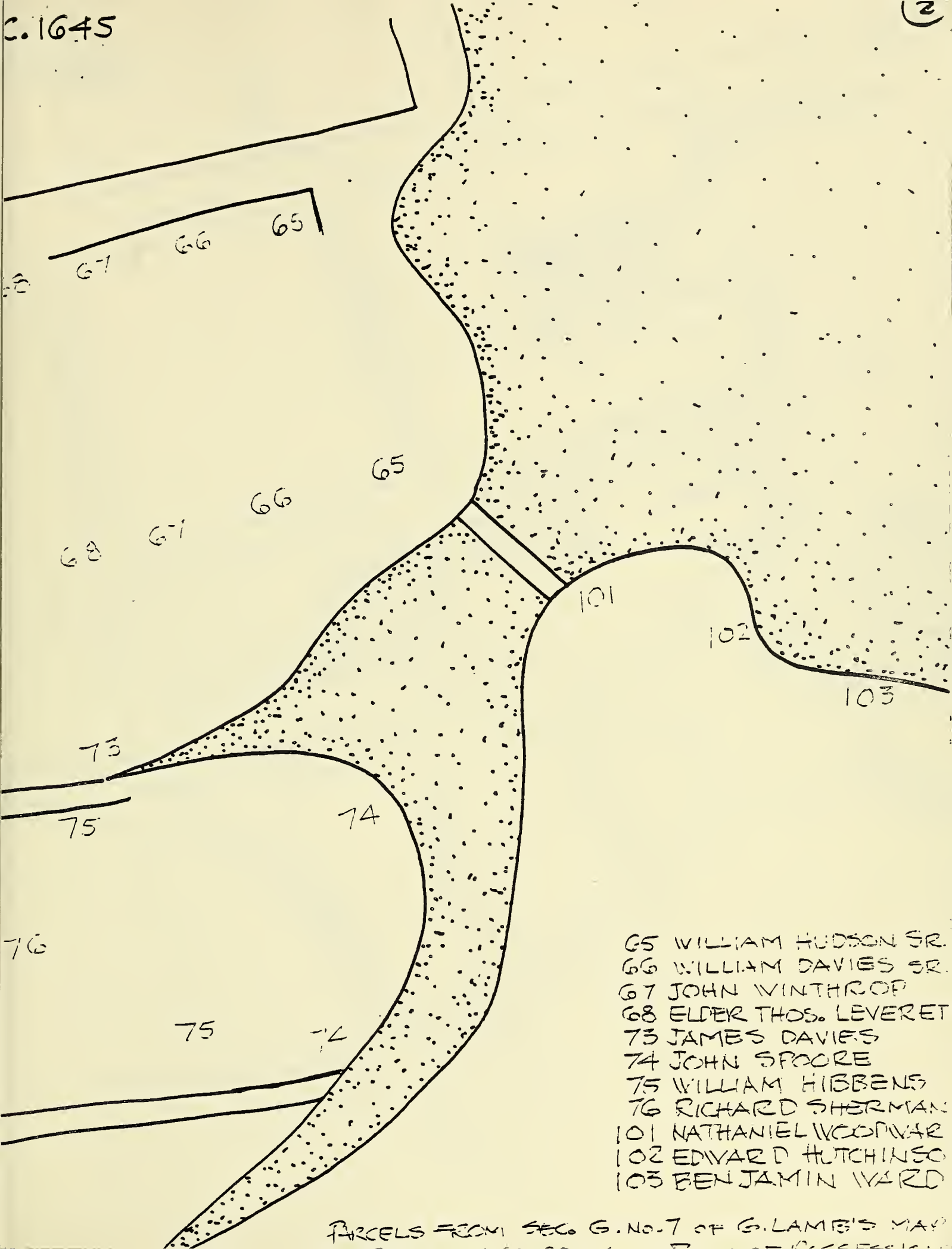
1630 SHORELINE - - - - -

722 SHORELINE



LIBERTY SQUARE

- 1: Oliver's Dock 1660-cl800
- 2: Cliver's Bridge
- 3: Bunch of Grapes Tavern 1658-1790
- 4: Blue Bell Tavern 1674
Castle Tavern 1692
- 5: Stamp Office 1765
- 6: John Norman printer
1st Boston Directory 1789
- 7: Liberty Pole 1793
- 8: Julien's Restorator 1794-1824
- 9: Hallowell's Shipyard
Genet launched 1798
- 10: Commercial Coffee House 1817
- 11: Merchants' Hall
- 12: Thorndike's granite building
- 13: Downer's kerosene establishment

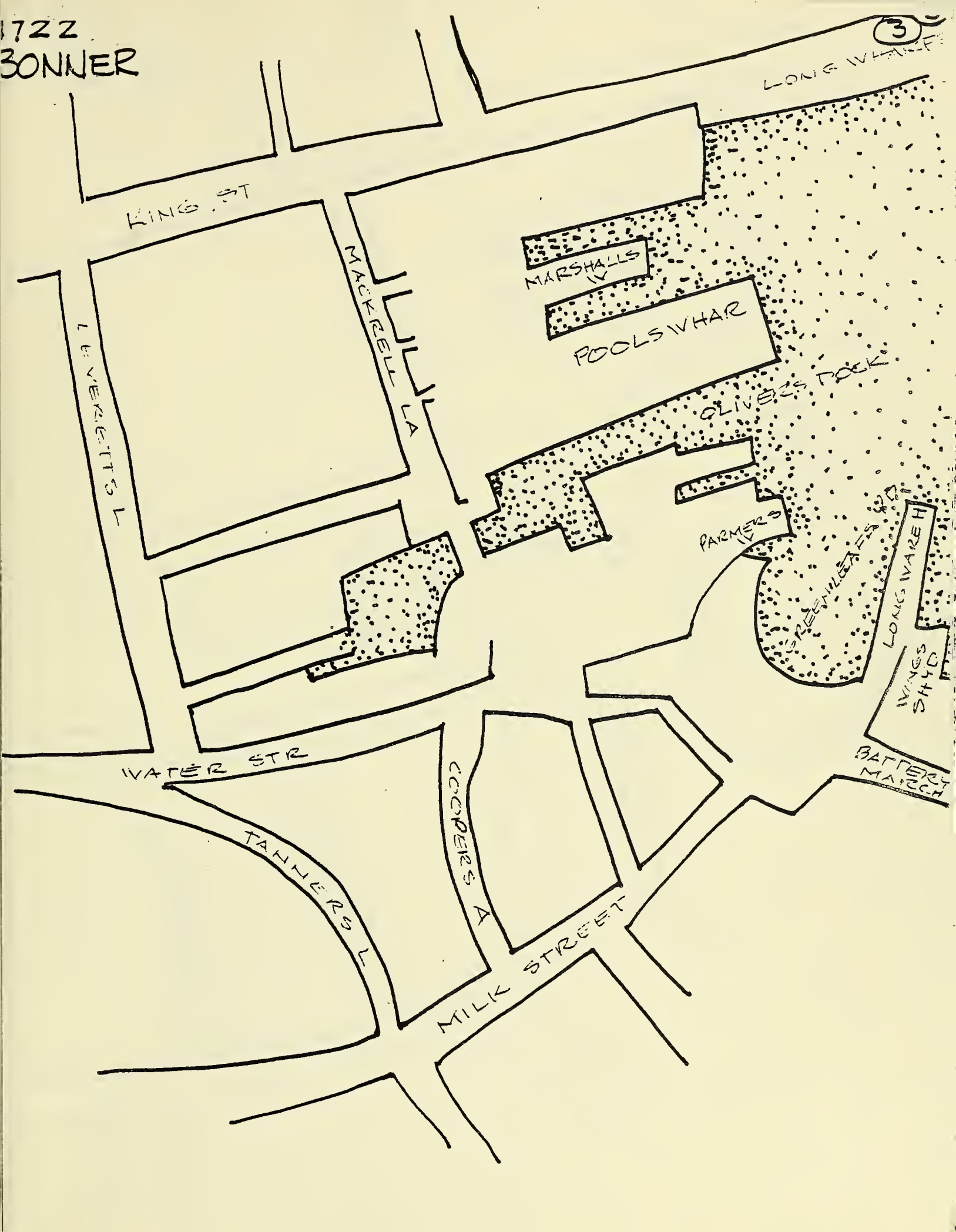


- 65 WILLIAM HUDSON SR.
- 66 WILLIAM DAVIES SR.
- 67 JOHN WINTHROP
- 68 ELDER THOS. LEVERET
- 73 JAMES DAVIES
- 74 JOHN SPOORE
- 75 WILLIAM HIBBENS
- 76 RICHARD SHERMAN
- 101 NATHANIEL WOODWARD
- 102 EDWARD HUTCHINSON
- 103 BENJAMIN WARD

PARCELS FROM SEC. 6, No. 7 of G. LAMB'S MAP

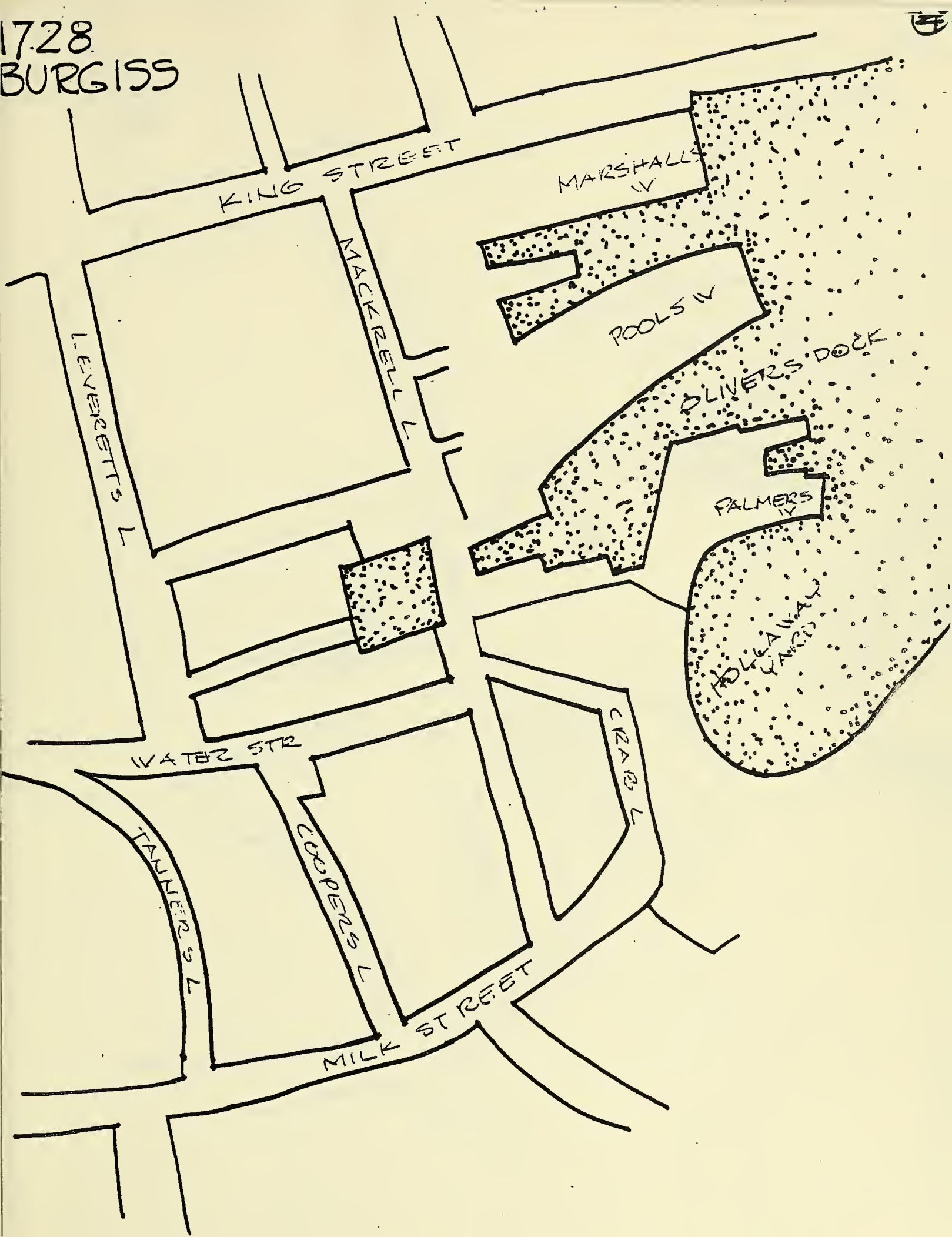
1722
BONNER

3



17.28
BURGISS

4



769
BONNER
1769

(S)

LONG WHARF

KING ST

MARSHALLS W.

POOL'S WHARF

OLIVERS DOCK

PARMERS

HOLLAND W.

LEVERETT'S L.

KILBY STREET

WATER STR

TANNERS L.

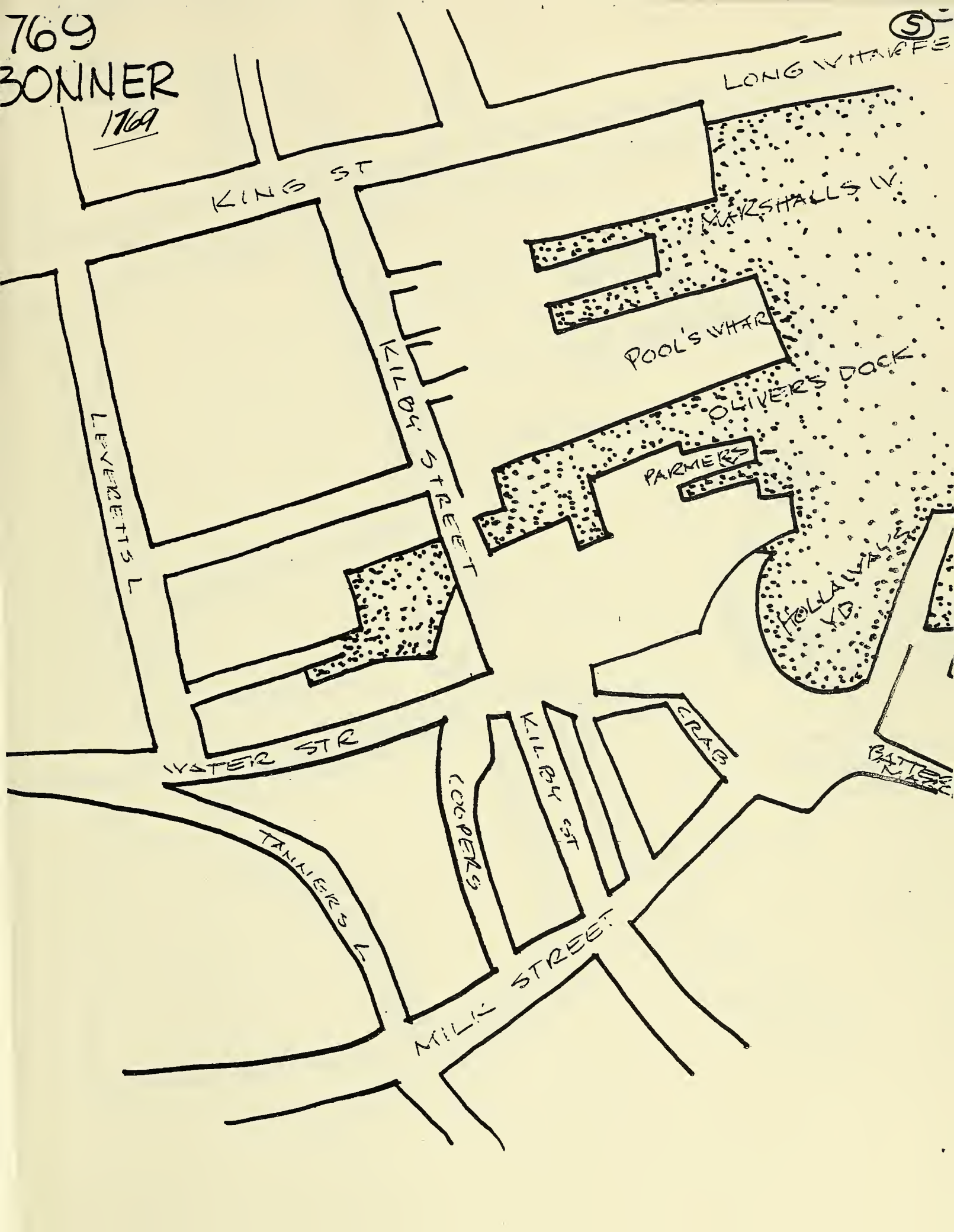
COOPERS

KILBY ST

GRAB

BATTERSEA

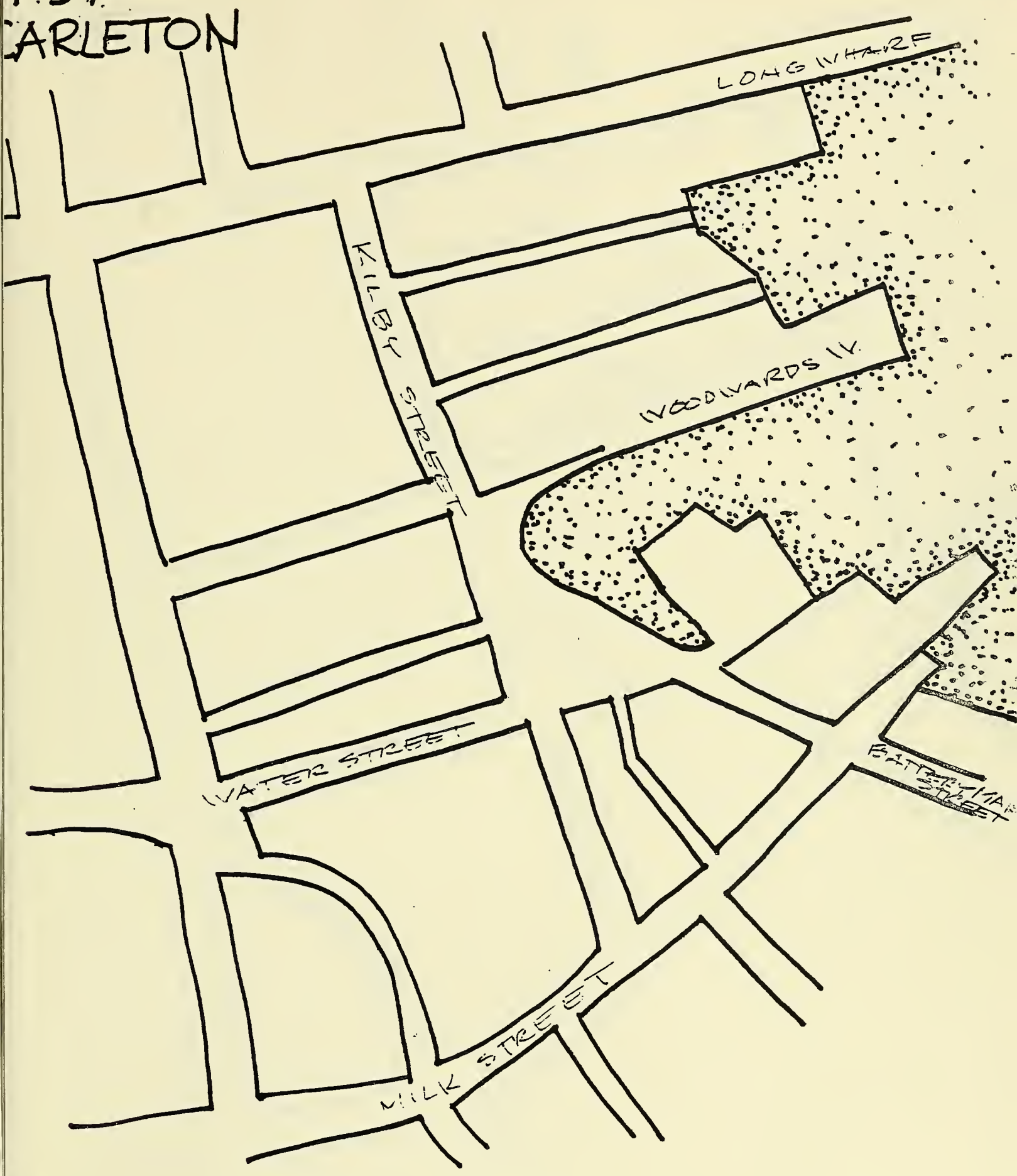
MILK STREET



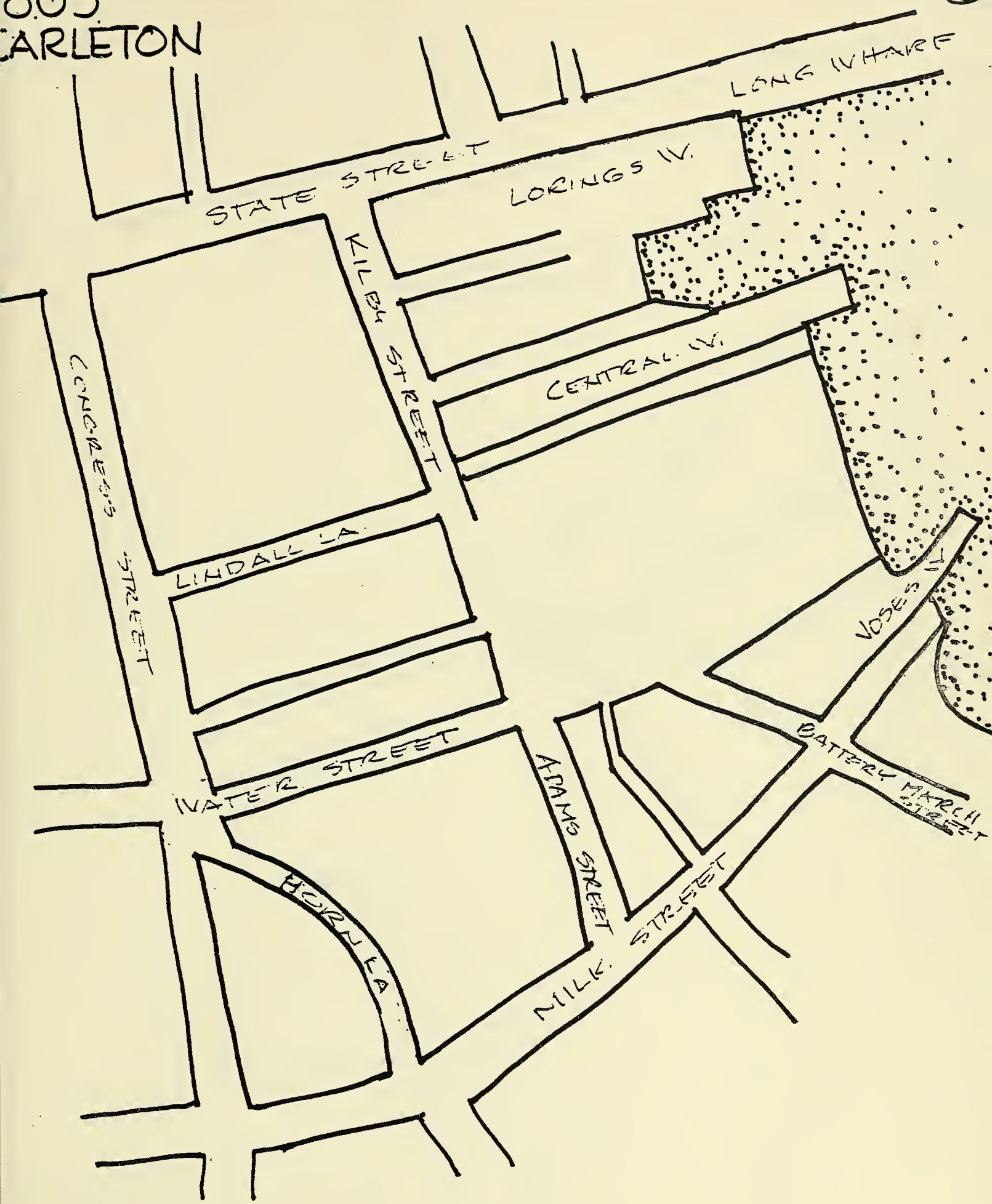
7775
ALT. PAGE



797
CARLETON

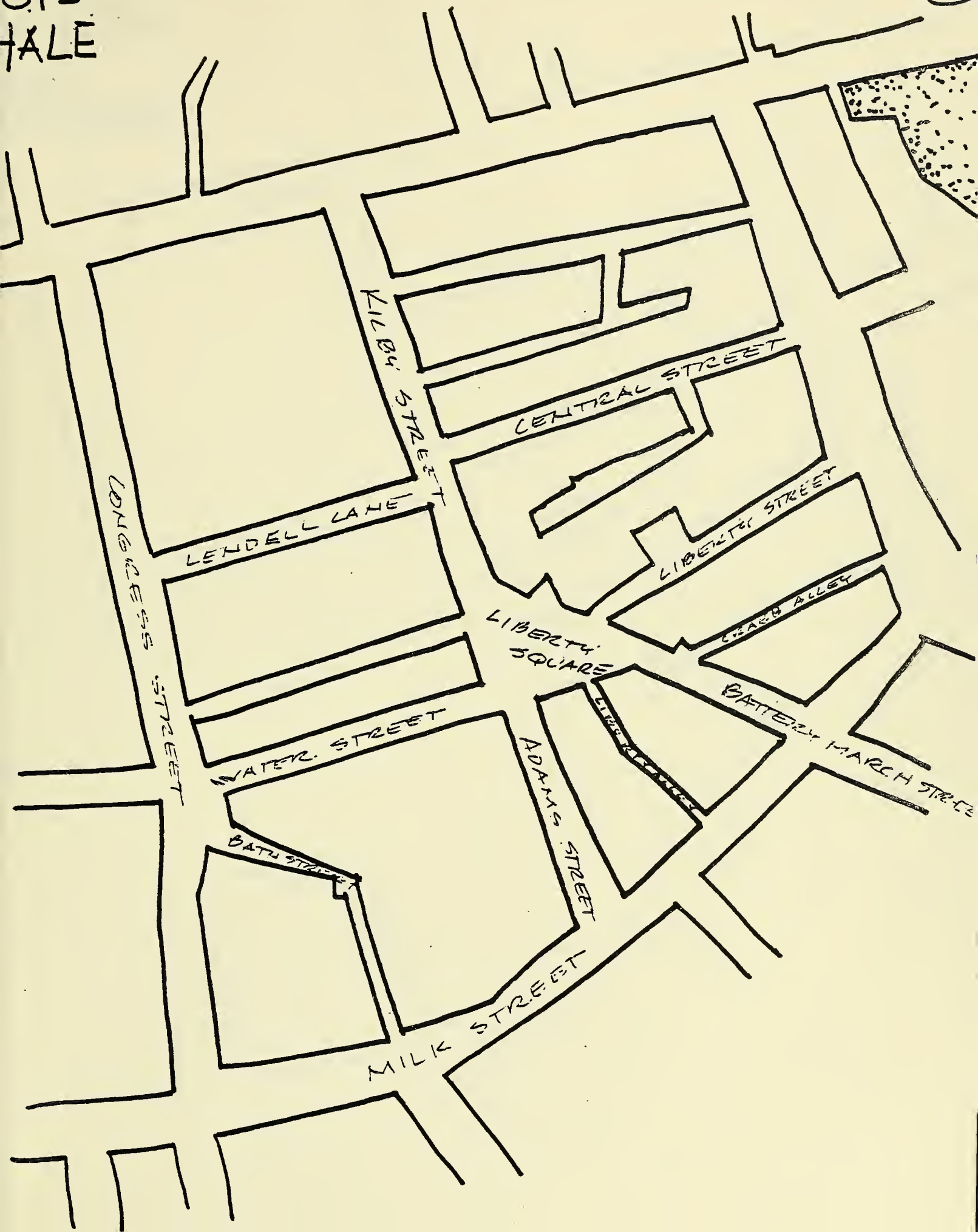


803
CHARLETON

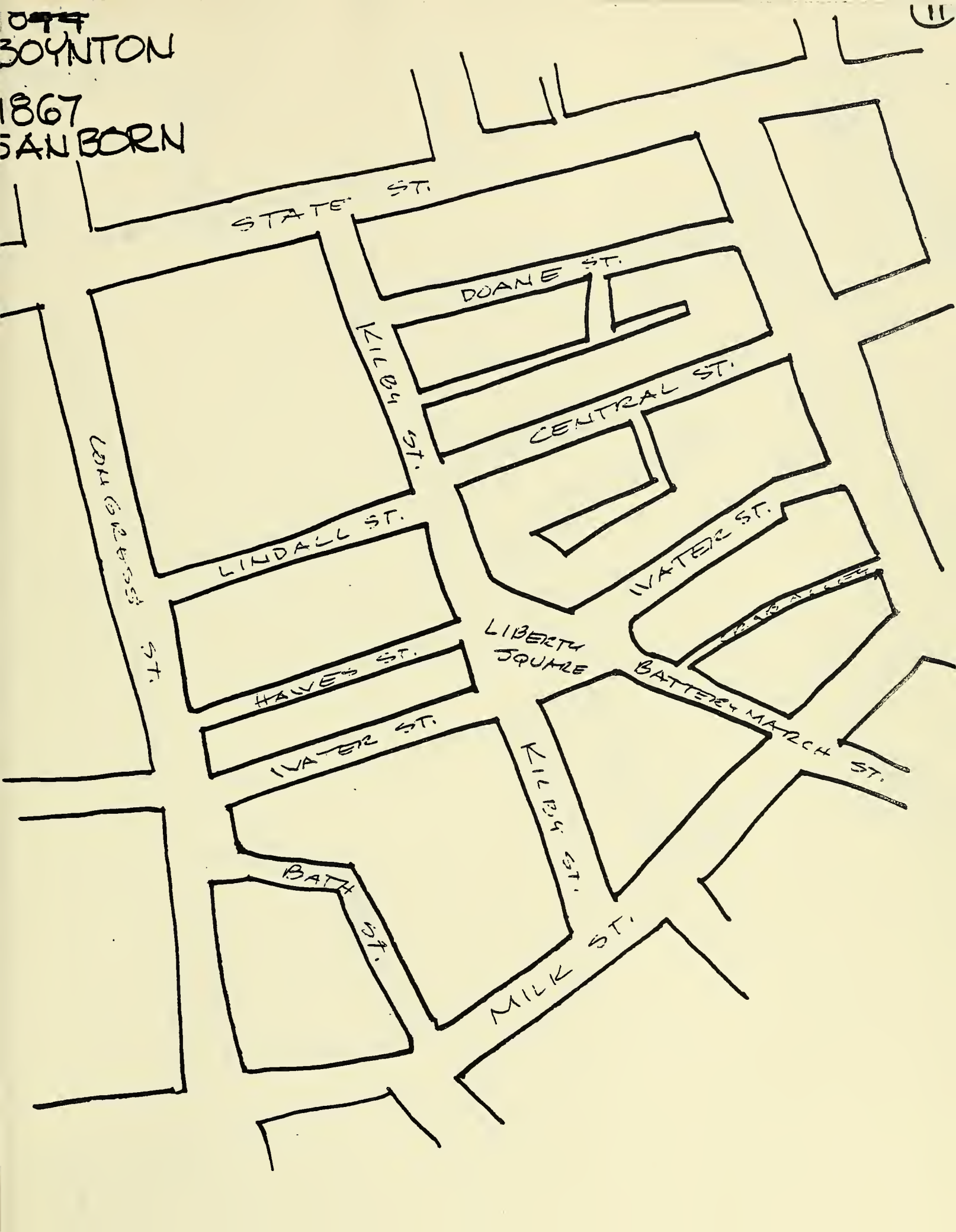


819
HALE

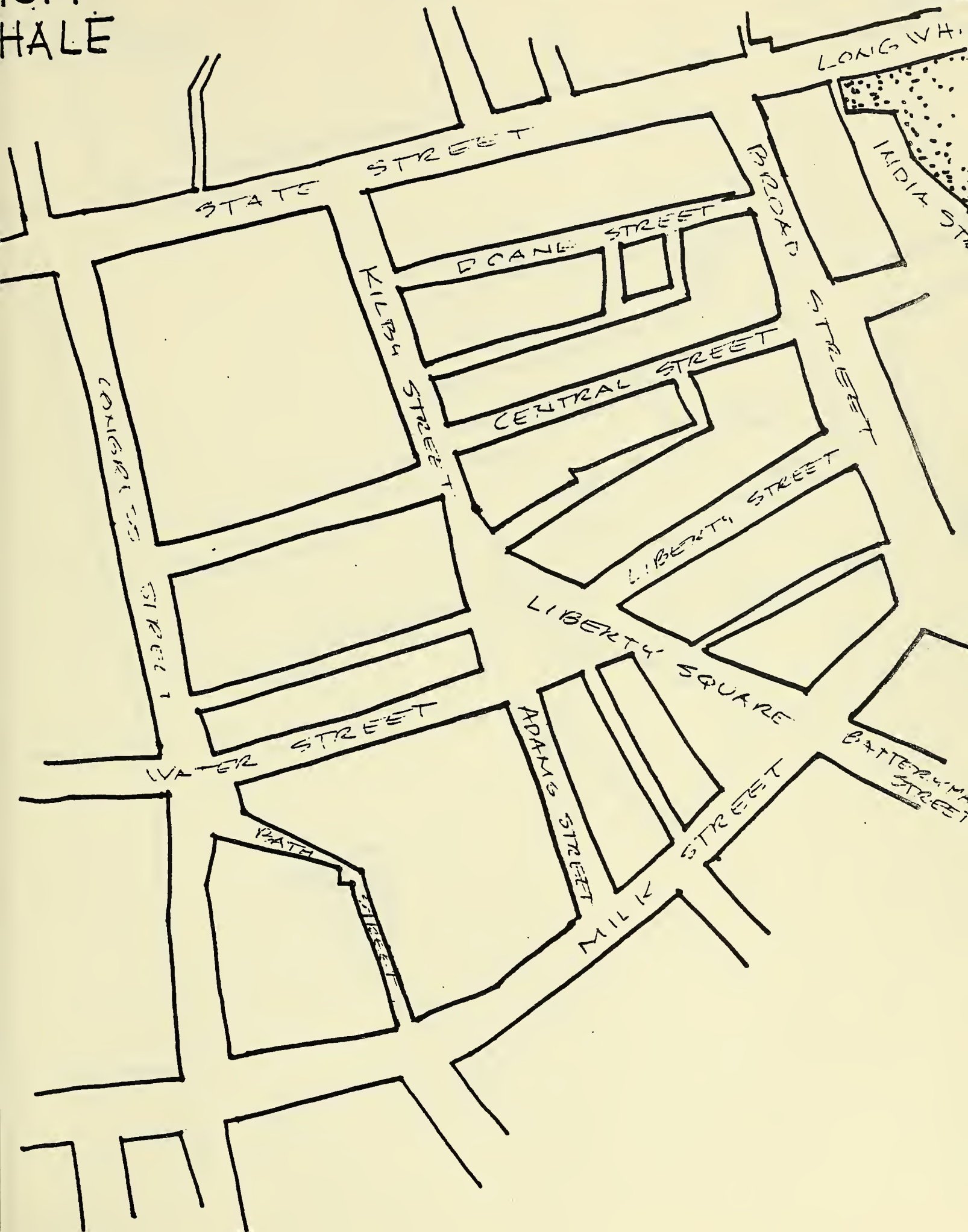
(10)



094
BOYNTON
1867
SANBORN

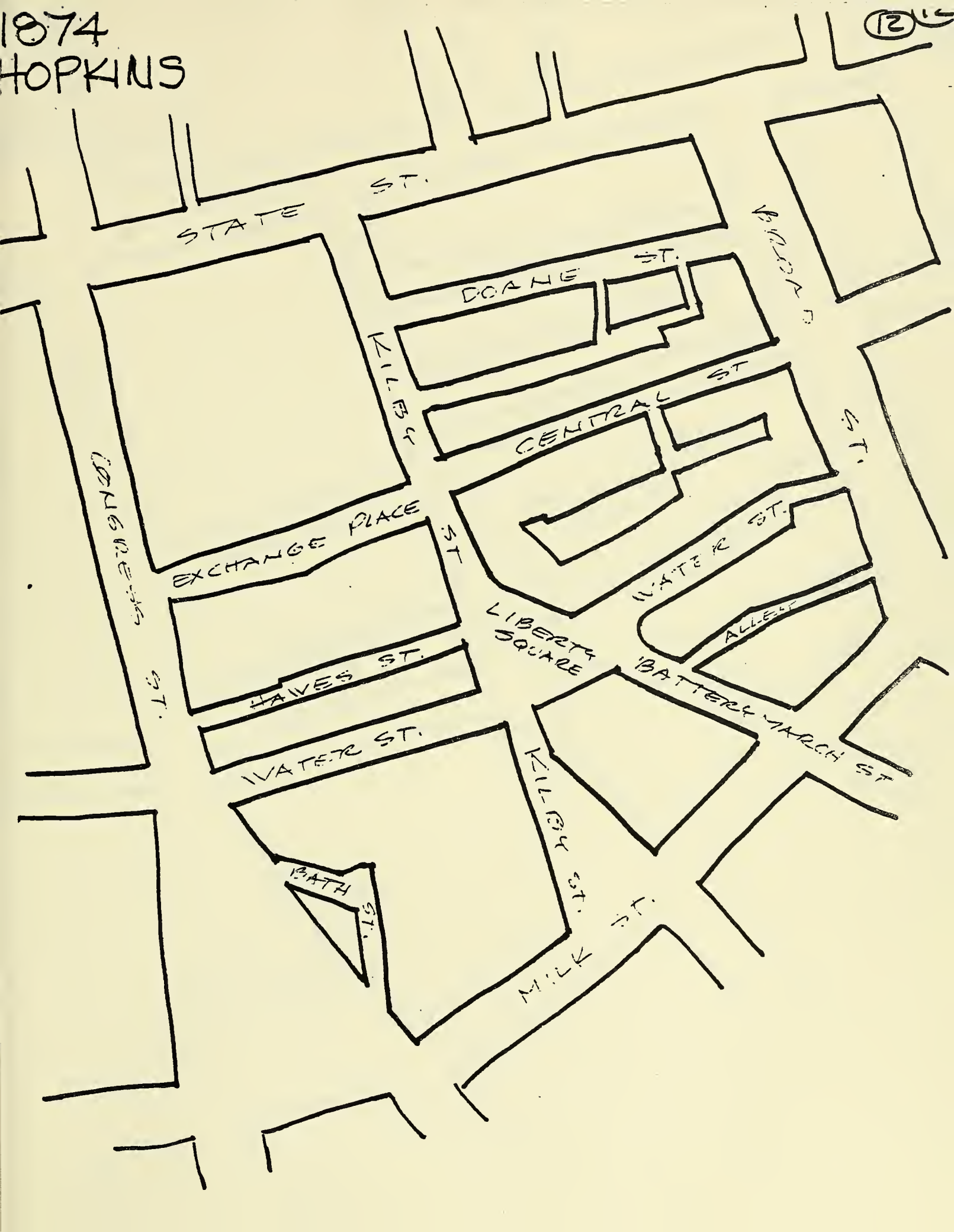


1814
HALE



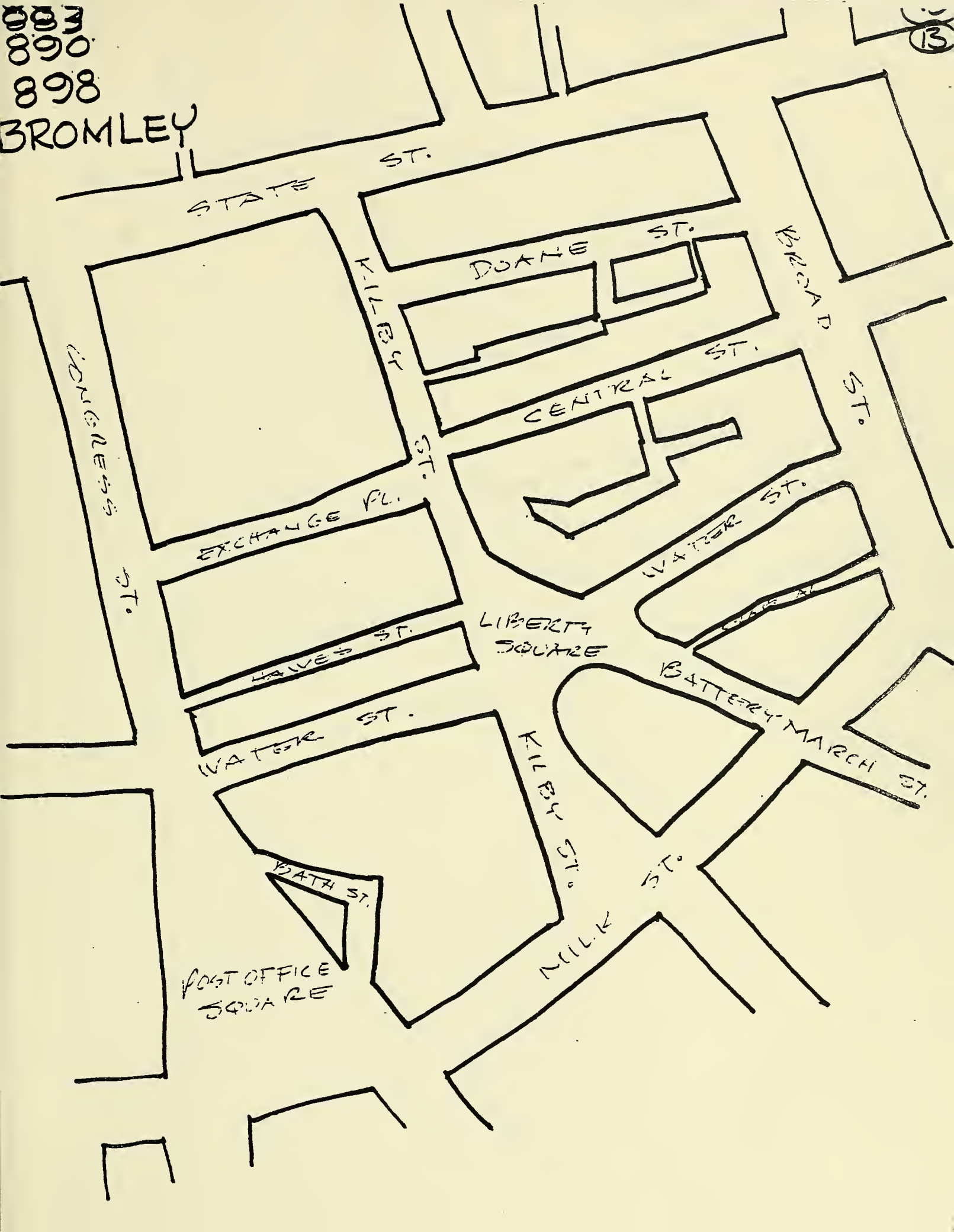
1874
HOPKINS

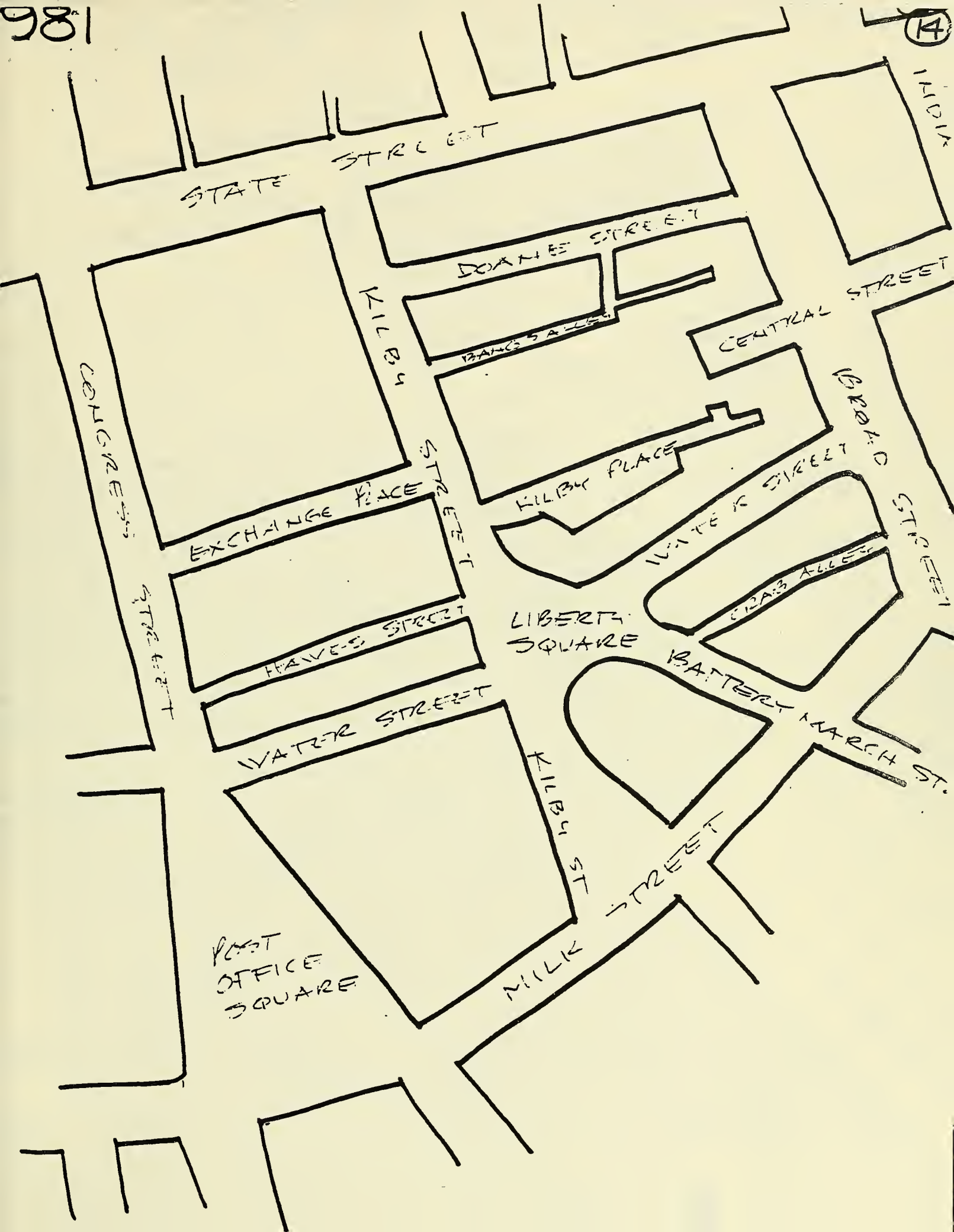
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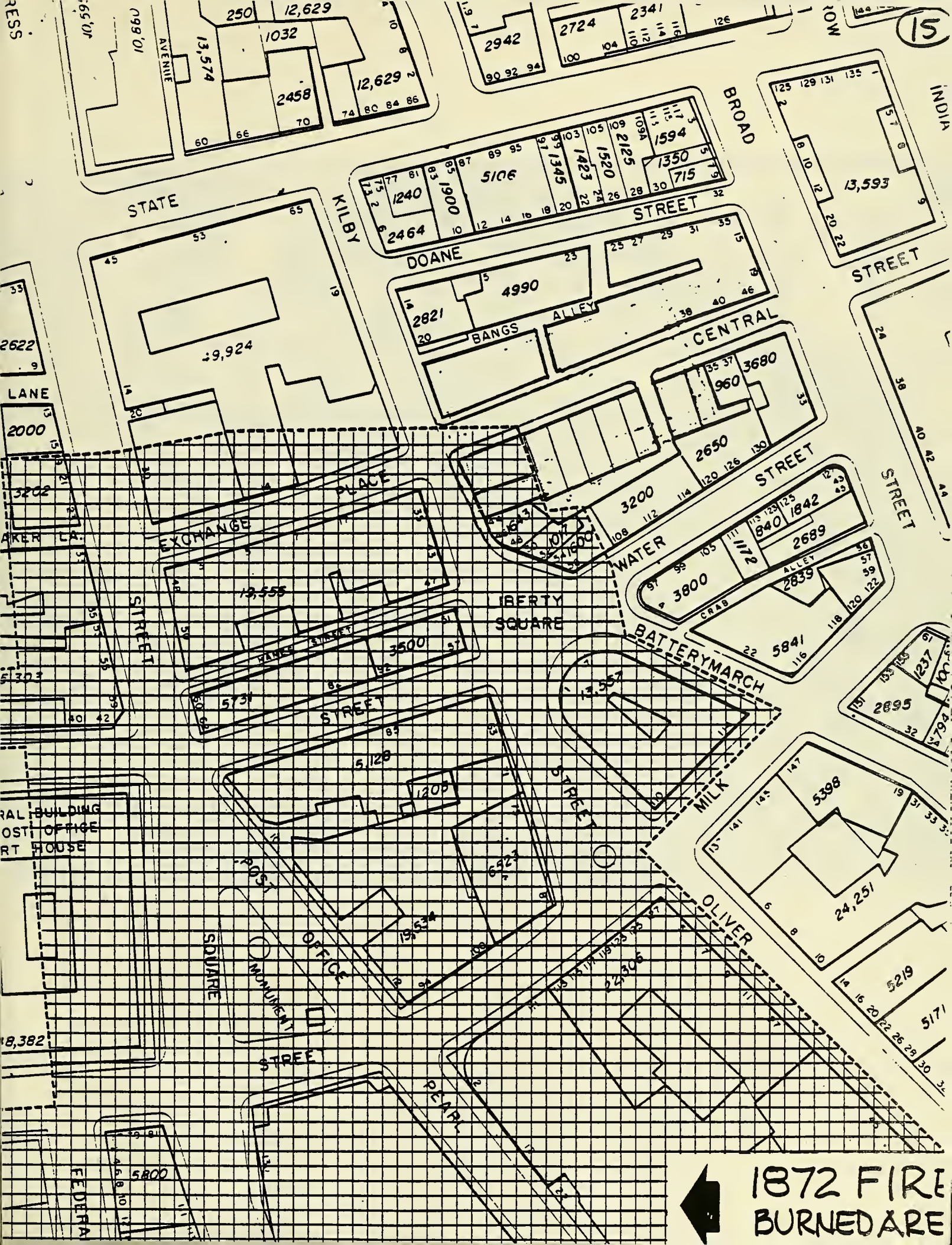


890
890
898
BROMLEY

(13)







15

1872 FIRE BURNED AREA

STATE AVENUE

KILBY STREET

DOANE STREET

BROAD STREET

INDIA STREET

EXCHANGE PLACE

LIBERTY SQUARE

WATER STREET

BATTERY MARCH

MILK STREET

OLIVER STREET

POST OFFICE SQUARE

POST OFFICE

PEARL STREET

FEDERAL

2622

LANE 2000

3202

AKER LA.

51303

RAL BUILDING
OST OFFICE
RT HOUSE

8,382

5800

250 1032 12,629
13,574 2458 12,629
60 66 70 74 80 84 86

2724 2341
2942 90 92 94 100 104 110 112 116 126

5106 1240 1900 2464
87 89 95 99 103 105 109 109A 113 115 119 123 127 131 135
12 14 16 18 20 22 24 26 28 30 32

4990 2821 1520 1423 2125 1350 715
25 27 29 31 35 39 40 46

3680 960 2650 3200 3800 2689 2839 5841
108 112 114 120 126 130 134 138 142 146 150 154 158 162 166 170 174 178 182 186 190 194 198 202 206 210 214 218 222 226 230 234 238 242 246 250 254 258 262 266 270 274 278 282 286 290 294 298 302 306 310 314 318 322 326 330 334 338 342 346 350 354 358 362 366 370 374 378 382 386 390 394 398 402 406 410 414 418 422 426 430 434 438 442 446 450 454 458 462 466 470 474 478 482 486 490 494 498 502 506 510 514 518 522 526 530 534 538 542 546 550 554 558 562 566 570 574 578 582 586 590 594 598 602 606 610 614 618 622 626 630 634 638 642 646 650 654 658 662 666 670 674 678 682 686 690 694 698 702 706 710 714 718 722 726 730 734 738 742 746 750 754 758 762 766 770 774 778 782 786 790 794 798 802 806 810 814 818 822 826 830 834 838 842 846 850 854 858 862 866 870 874 878 882 886 890 894 898 902 906 910 914 918 922 926 930 934 938 942 946 950 954 958 962 966 970 974 978 982 986 990 994 998

2895 1237 1000 3790

5398 24,251 5219 5171



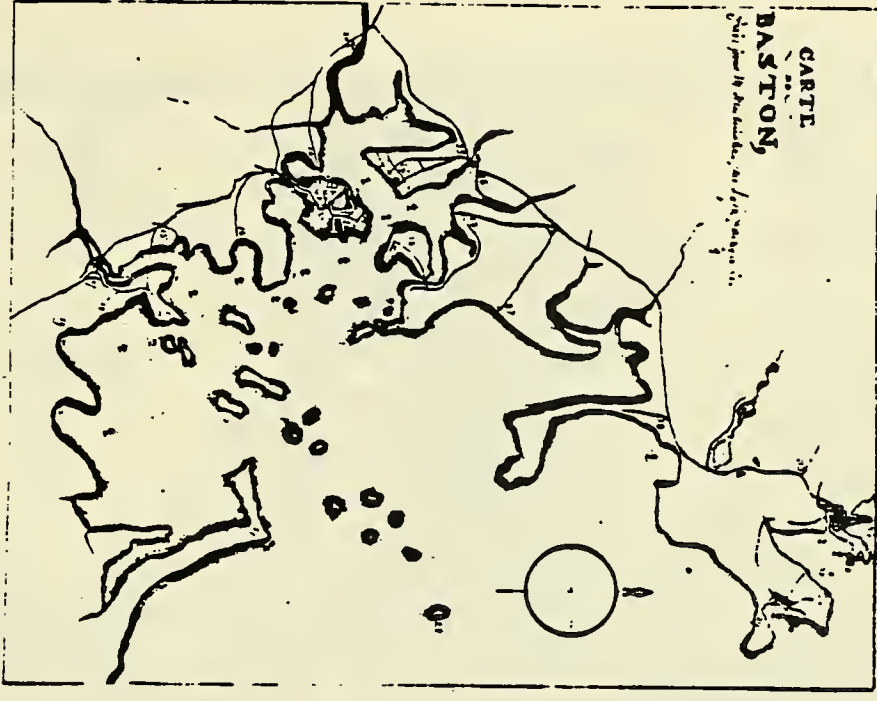
NEW YORK

16



KEY TO
LETTERS & FIGURES
ON THE REVERSE.





FRANQUELIN, 1697.



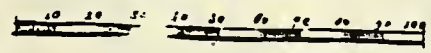
BURGISS, 1728.

Wilson: View, Hist. 5 Boston 1832

(A PLAN) of BOSTON, from actual Survey by Osgood Carleton.

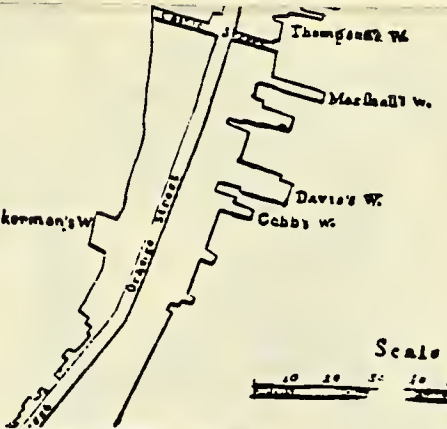
- 4 Register's Office & Probate Office
- 5 Jail
- 6 Faneuil-Hallo
- 7 Theatres
- 8 Museum
- 9 Alms House

Scale of Rods.

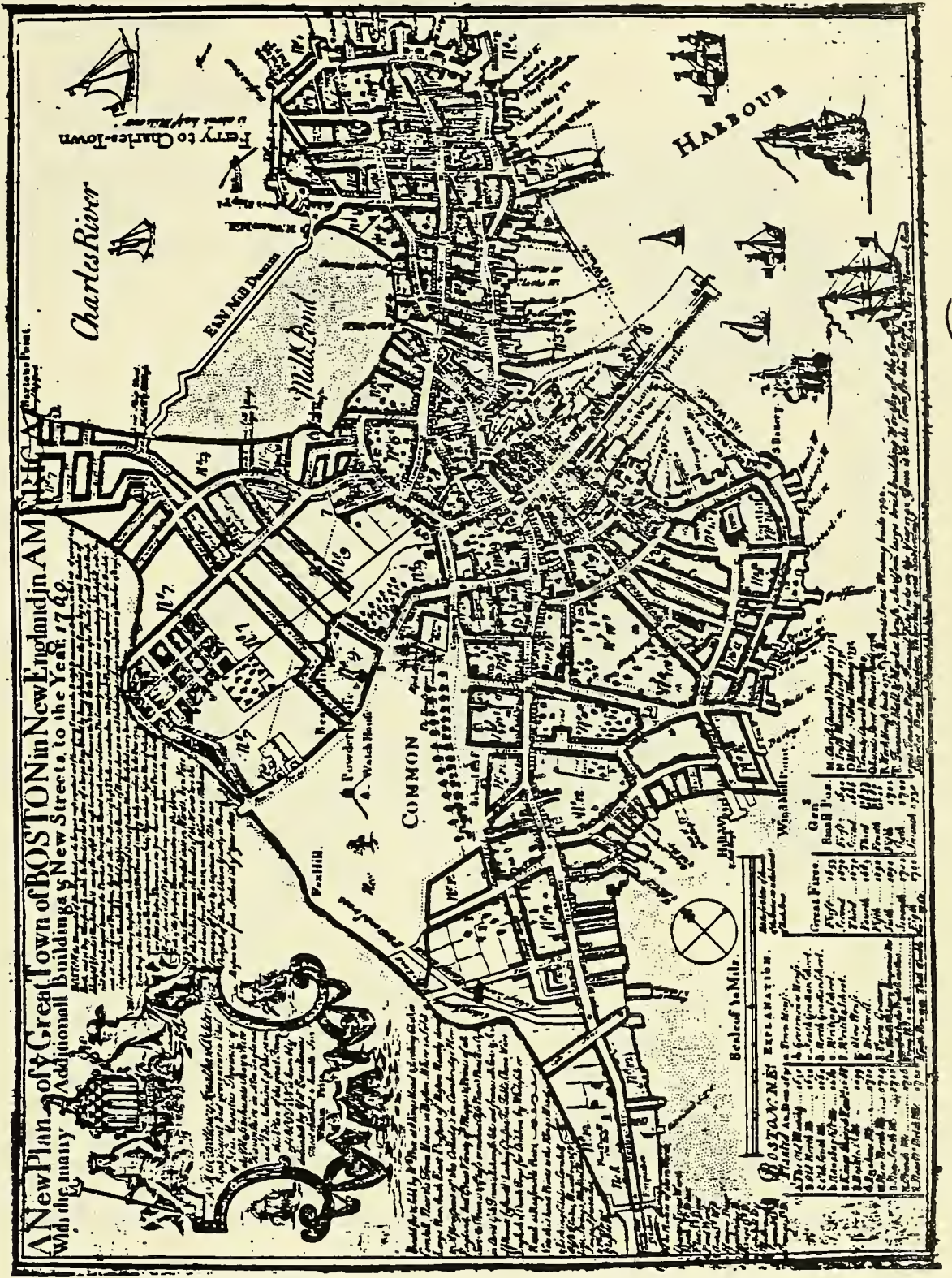


REPRODUCED BY THE PHOTO-ELECTROTYPE FROM HALL'S STREET MAPS OF BOSTON.

CHARLES RIVER



W. H. Mason, New York, 1831



A New Plan of the Great Town of Boston in New England in America
 with the many Additional Buildings & New Streets to the Year 1794.

(Small text block providing details about the map's publication and the city's development.)



Great Fire	Great Fire	Great Fire	Great Fire	Great Fire
1780	1781	1782	1783	1784
1785	1786	1787	1788	1789
1790	1791	1792	1793	1794

- BOSTON'S EXPLANATION.**
- 1. Green Hill
 - 2. State House
 - 3. Court House
 - 4. Town Hall
 - 5. City Hall
 - 6. ...

1769

M. OF BOSTON

A PLAN of
 THE TOWN OF BOSTON
 with
 the INTRENCHMENTS &c.
 OF
 HIS MAJESTY'S FORCES in 1775
 from the Observations of
 LIEUT. PAGE

OF HIS MAJESTY'S Corps of ENGINEERS:
 and from the Plans of several GENTLEMEN.

Engraved & Printed by W. PEARCE, Cutler's-Grave,
 in the City of Boston, 1775.



All this Part is copy'd from Water

All the Observations of
 Lieut. Page are here
 marked on this Plan by
 the following Characters
 and are printed in
 Italics. The several
 Observations of
 other Gentlemen are
 printed in the Margin.

Dry at Low Water except in the Mill-Channel

- References to the Lines are
- A. Bastion
 - B. Bastion
 - C. Bastion
 - D. Bastion
 - E. Bastion
 - F. Bastion
 - G. Bastion
 - H. Bastion
 - I. Bastion
 - J. Bastion
 - K. Bastion
 - L. Bastion
 - M. Bastion
 - N. Bastion
 - O. Bastion
 - P. Bastion
 - Q. Bastion
 - R. Bastion
 - S. Bastion
 - T. Bastion
 - U. Bastion
 - V. Bastion
 - W. Bastion
 - X. Bastion
 - Y. Bastion
 - Z. Bastion

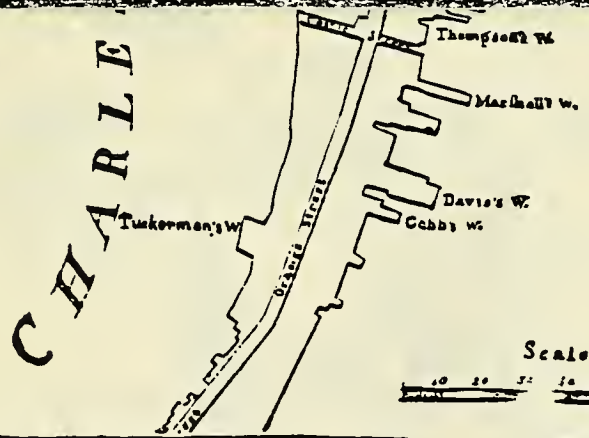
- References to the Town.
- A. Church
 - B. School
 - C. Jail
 - D. Prison
 - E. Court
 - F. Exchange
 - G. Market
 - H. Theatre
 - I. Tavern
 - J. Warehouse
 - K. Mill
 - L. Dock
 - M. Wharf
 - N. Quay
 - O. Pier
 - P. Boat
 - Q. Ship
 - R. Boat
 - S. Boat
 - T. Boat
 - U. Boat
 - V. Boat
 - W. Boat
 - X. Boat
 - Y. Boat
 - Z. Boat

Scale of Yards

Wright - Mason, 1797 - 1798
 Liberty Sig. Labels & 64 20 20



CARLETON'S PLAN OF BOSTON. 1797



(A PLAN)
 of BOSTON,
 from actual Survey
 by Osgood Carleton.

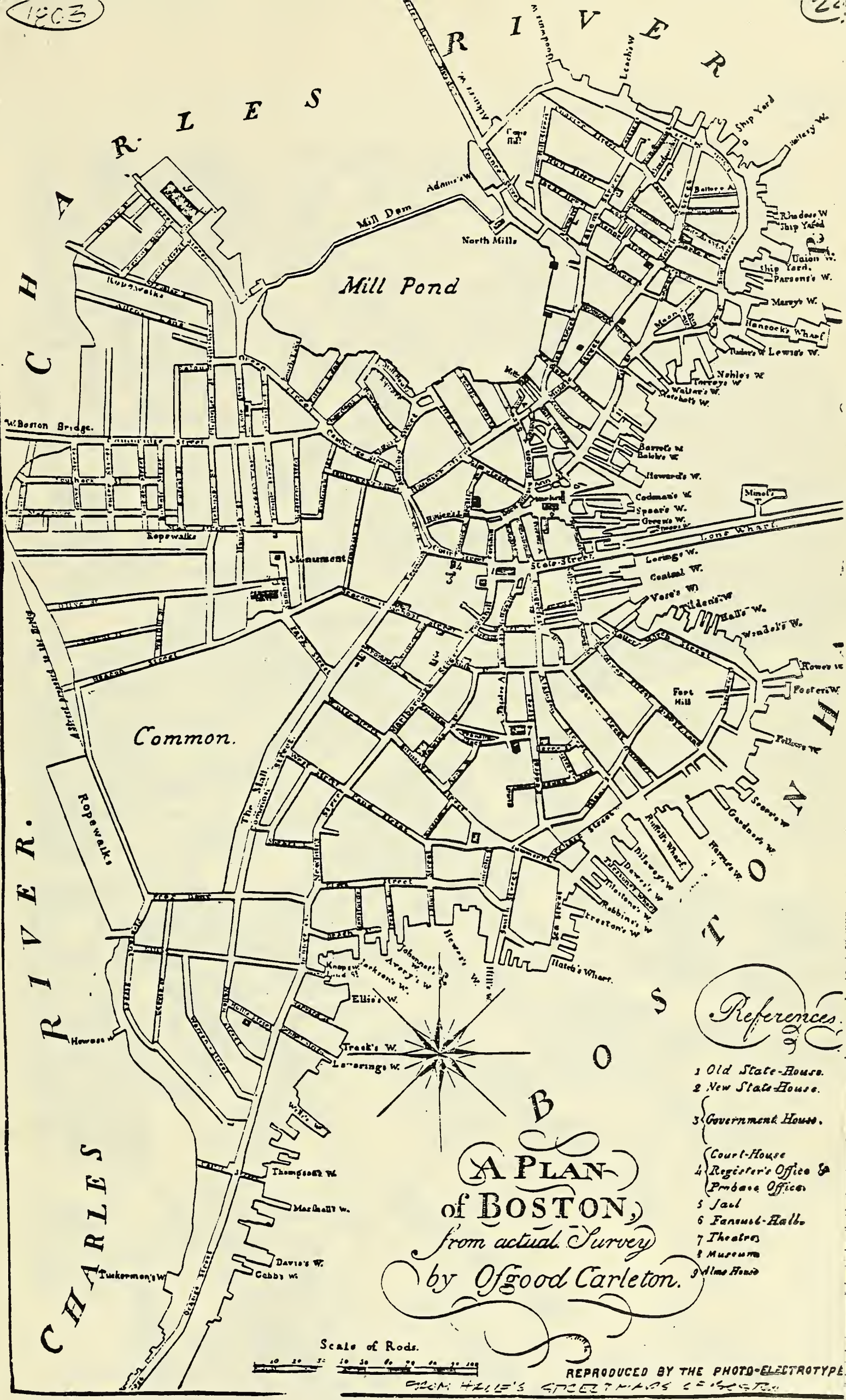
- 4) Register's Office & Probate Office
- 5 Jail
- 6 Faneuil-Hall
- 7 Theatres
- 8 Museums
- 9 Almshouse

Scale of Rods.



REPRODUCED BY THE PHOTO-ELECTROTYPE
 FROM HALE'S STREET MAPS OF BOSTON

1863

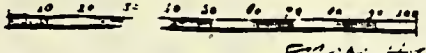


References

- 1 Old State-House.
- 2 New State-House.
- 3 Government House.
- 4 Court-House
- 5 Register's Office & Probate Office
- 6 Jail
- 7 Faneuil-Hall
- 8 Theatre
- 9 Museum
- 10 Alms House

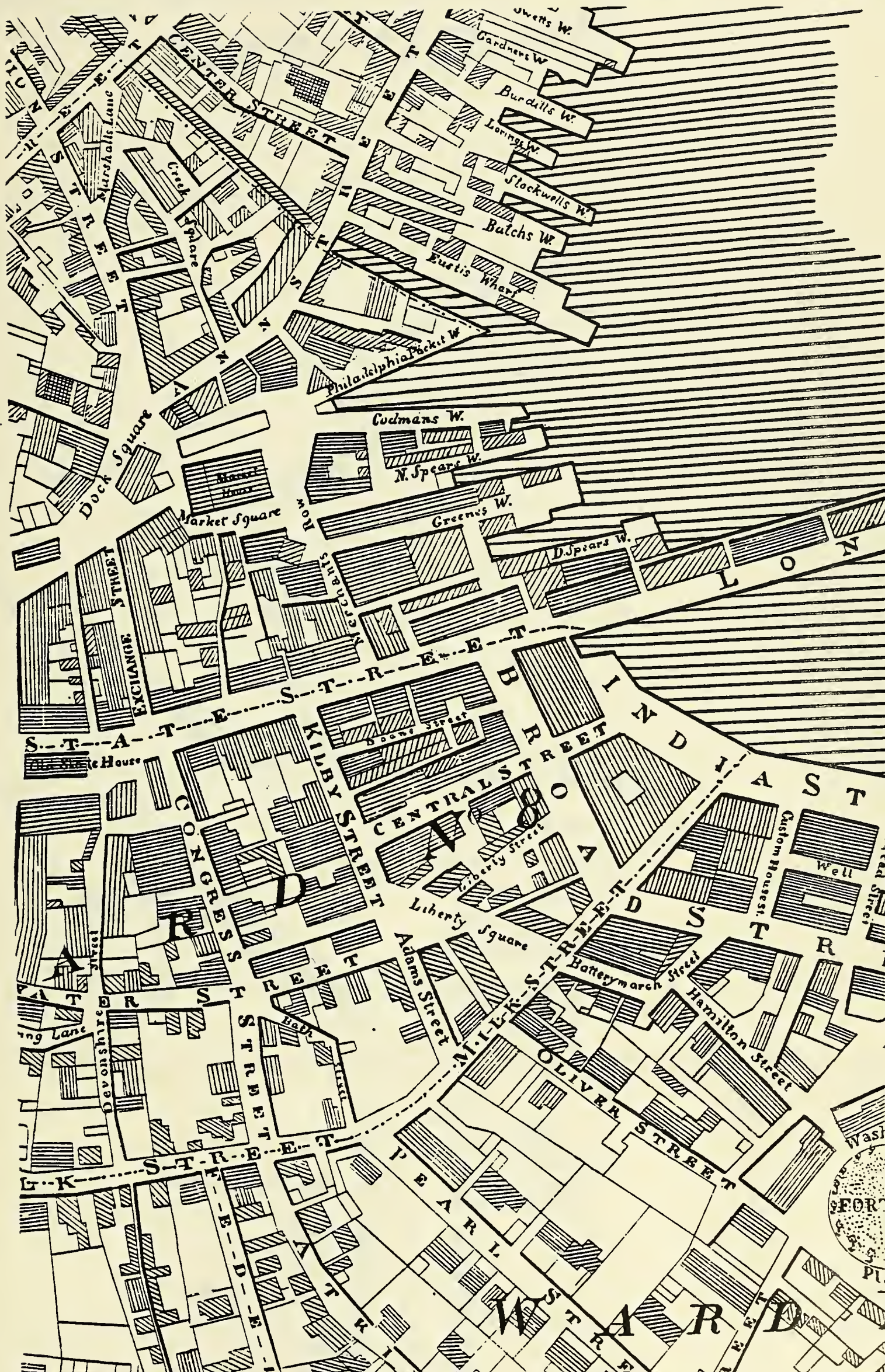
B
(A PLAN)
of BOSTON,
from actual Survey
by Ofgood Carleton.

Scale of Rods.



REPRODUCED BY THE PHOTO-ELECTROTYPE

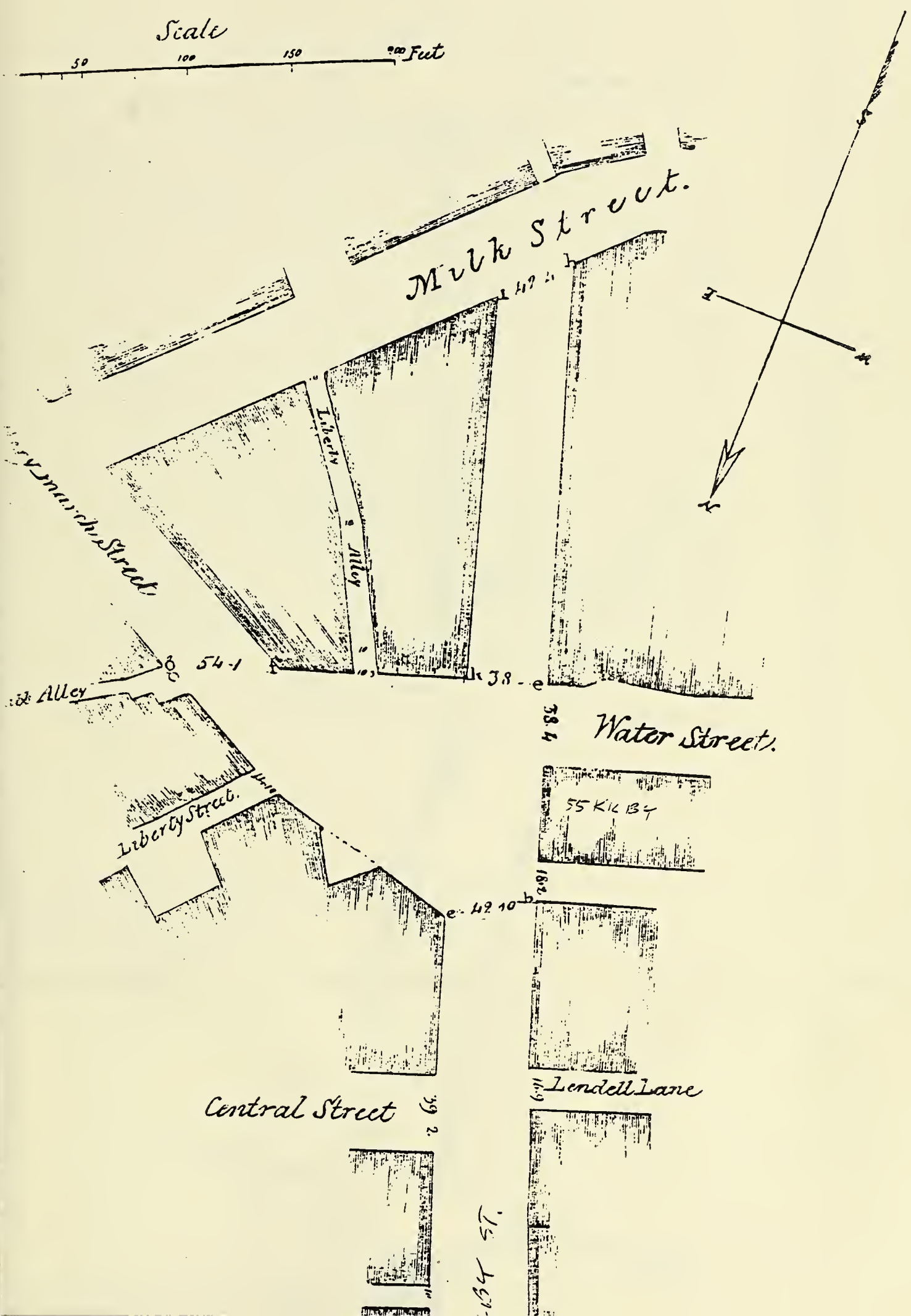
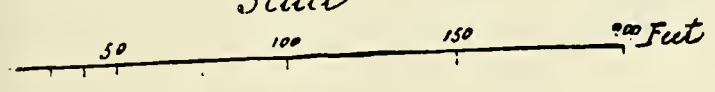
FROM HALL'S STREET MAPS OF BOSTON



HALES STREET MAP OF BOSTON E.

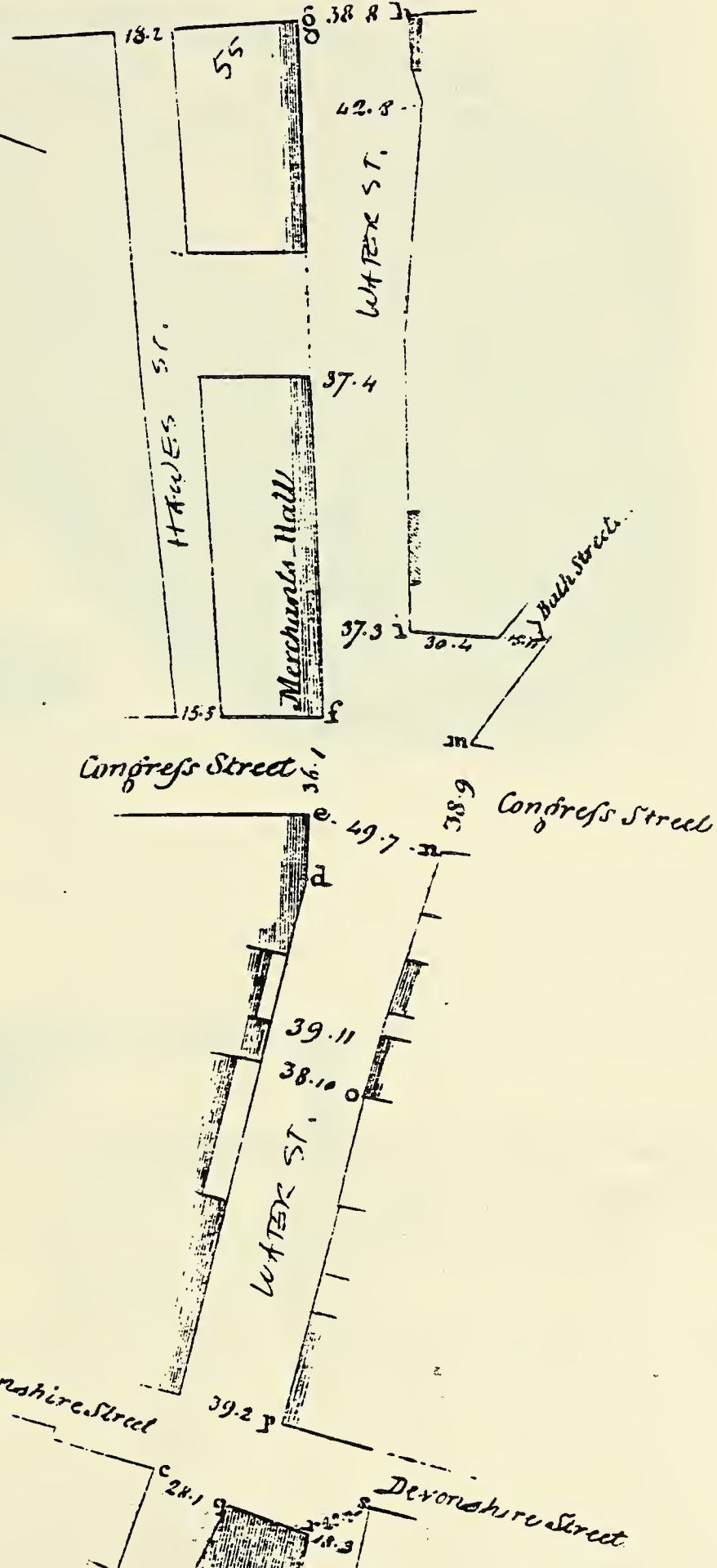
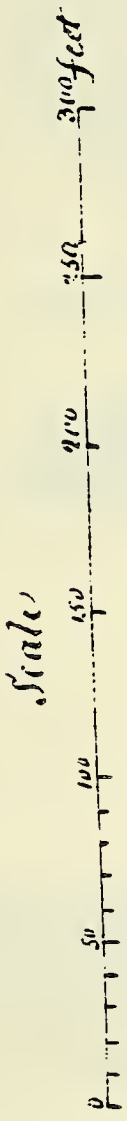
KILBY STREET, LIBERTY SQUARE, ADAMS STREET &c.

Scale



KILBY ST. Liberty Square

Adams Street



newer lands further south. One might squander considerable time in an effort to define the popular conception of the shifting boundaries of the South End, decade by decade. For the purposes of this study, I propose, after 1850, to apply it solely to the new lands south of Dover Street, developed in the area where the Neck widened as it approached Roxbury.³

These Neck lands, which in the eighteenth century were often overflowed by high tides, to the considerable inconvenience of travelers approaching Boston by land from Roxbury, only began to become useful after the Revolution when a sea wall was built

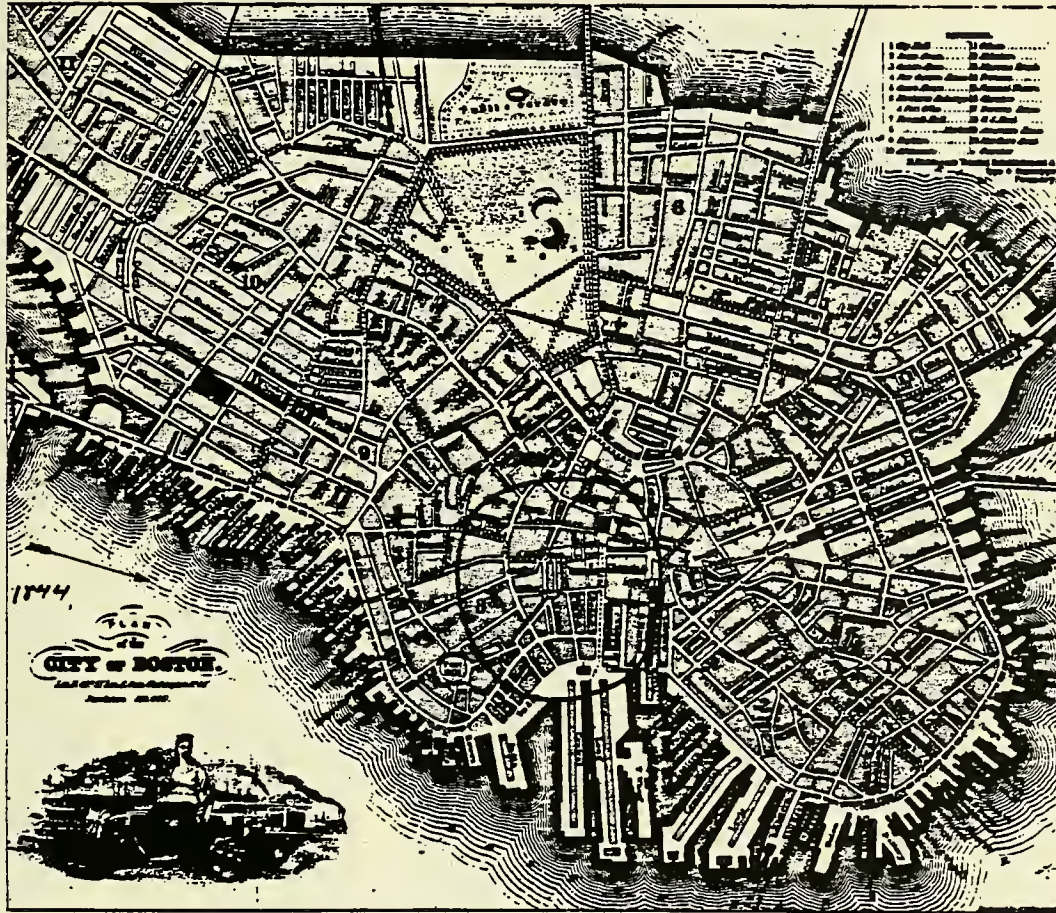


Fig. 63. The Boynton map of 1844

WARD 4. BOSTON.

PART
OF



STATE

CENTRA

CENTRA

Prop

EST

EST

INDIA

ST.

ST.

BROAD

ST.

ST.

DOANE

KILBY

CENTRAL

ST.

WATER

ST.

SQUARE

BATTERY

MARCH

ST.

STATE

NEW ENGLAND

NATIONAL

TRUST

BANK

BOSTON

EXCHANGE

COMPANY

POST OFFICE

AVENUE

EXCHANGE

PLACE

ST.

Richard

Adams

ST.

HAWES

ST.

WATER

ST.

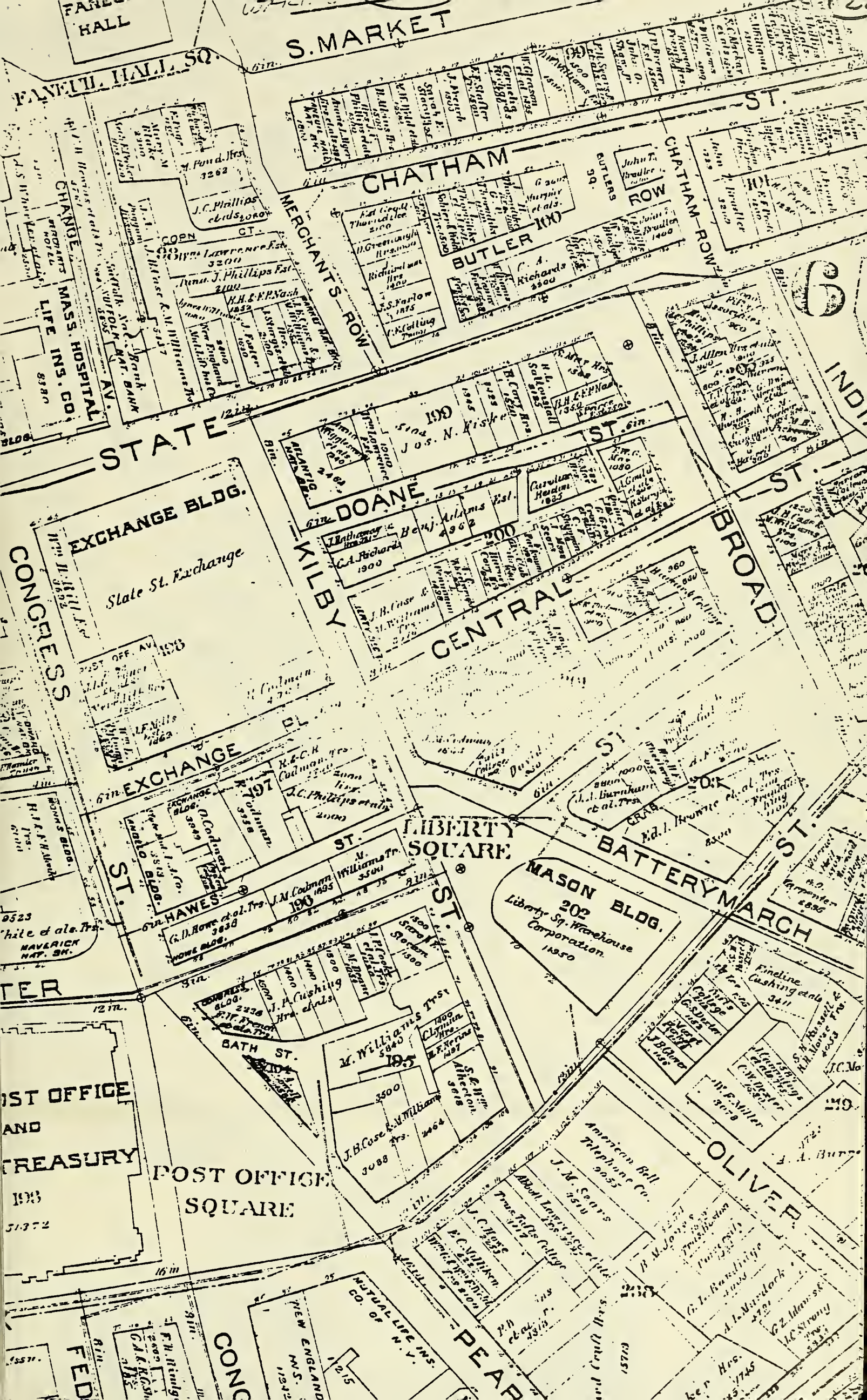
BATH

ST.

CONGRESS

STATE

ST.



S. MARKET

FANEUIL HALL SQ.

CHATHAM

CHATHAM ROW

BUTLER 100

MERCHANTS ROW

STATE

DOANE

ST. 617

KILBY

CENTRAL

BROAD

CONGRESS

EXCHANGE BLDG.

State St. Exchange

LIBERTY SQUARE

BATTERY MARCH

ST.

HAWES

MASON BLDG.
Liberty Sq. Warehouse Corporation
1850

POST OFFICE AND TREASURY

POST OFFICE SQUARE

OLIVE

FED

CONG

PEAR

B
INDI

POST OFFICE AND TREASURY
1903
51372

F. H. Hensley
2607
C. A. ROSS
1857

NEW ENGLAND
INS.
1842

MUTUAL LIFE INS.
CO. OF N. Y.

American Bell
Telephone Co.
J. M. Sears
2510
Abdul Latif
2535
J. C. Hayes
2525
B. C. Wilkin
2510

A. A. Burge
2725
J. C. No
2700
J. F. Miller
3078
A. J. Burdick
2701
A. J. Mervin
2701
G. Z. Adams
2701
M. C. Strong
2701

POST OFFICE AND TREASURY
1903
51372

F. H. Hensley
2607
C. A. ROSS
1857

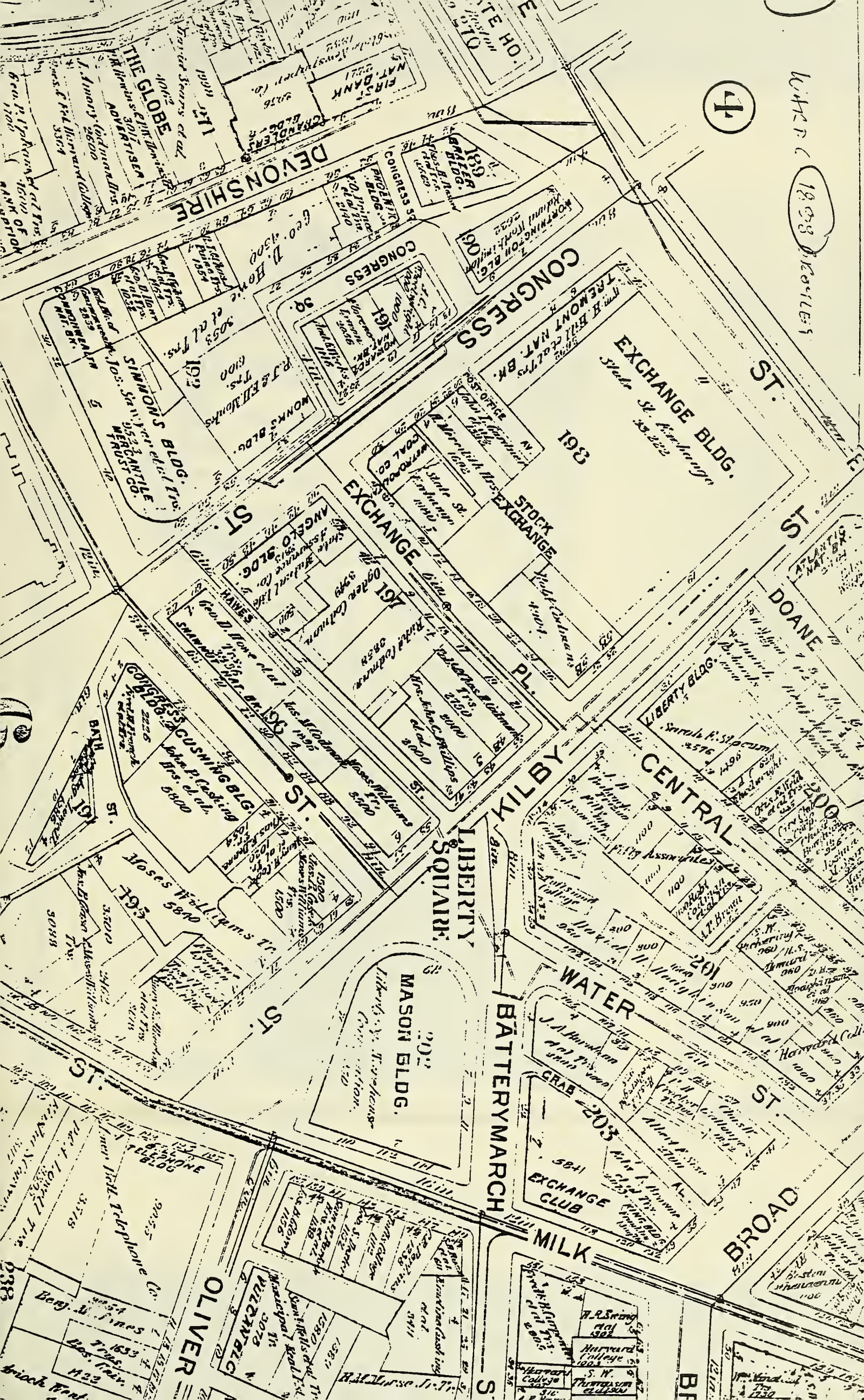
NEW ENGLAND
INS.
1842

MUTUAL LIFE INS.
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2525
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2510

A. A. Burge
2725
J. C. No
2700
J. F. Miller
3078
A. J. Burdick
2701
A. J. Mervin
2701
G. Z. Adams
2701
M. C. Strong
2701

MAP OF 1898 BOSTON



DEVONSHIRE

CONGRESS

EXCHANGE BLDG.
State St. Exchange

ST.

CONGRESS

CONGRESS
TREMONT NAT. BK.

SIMONS BLDG. TRS.
192
5053
et al Trs.

ST.

EXCHANGE

STOCK EXCHANGE

DOANE

CENTRAL

LIBERTY SQUAIRE

CUSHING BLDG.
191
Bos. P. Cashng

ST.

WATER

ST.

MASON BLDG.

BATTERY MARCH

EXCHANGE CLUB

BROAD

OLIVER

MILK

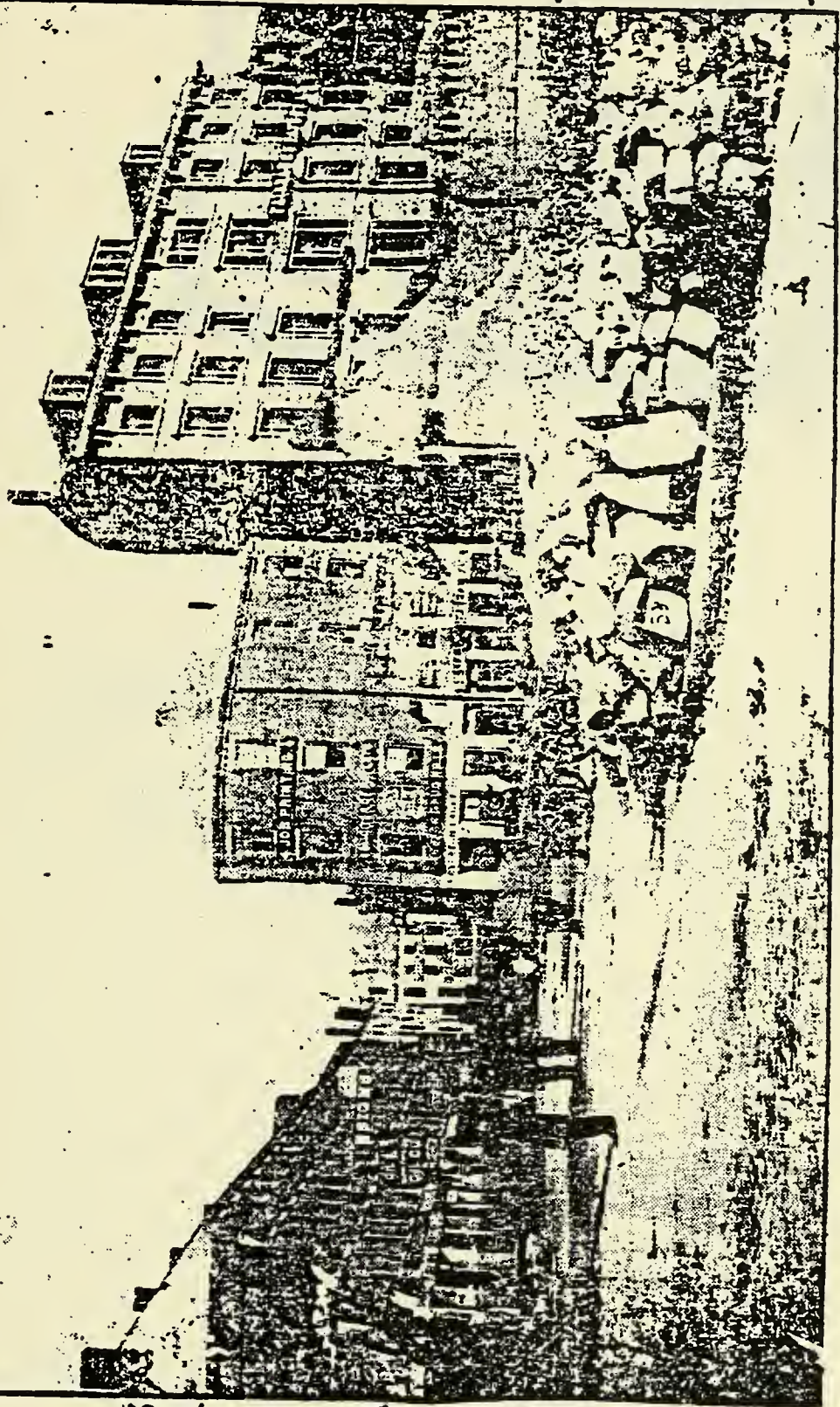
BR

SPOT WHERE GREAT BOSTON FIRE WAS HALTED.

WATER ST.

LIBERTY'S CRAB FILEY

EXC. CLUB SITE (THORNDIKE'S GRANITE BUILDING)



LIBERTY SQUARE, AFTER THE BOSTON FIRE OF 1872.

This photograph shows the spot where the great Boston fire of Nov 9 and 10, 1872, was arrested, after destroying property to the value of about \$10,000,000. It is a view from the west side of Water St., looking down Water St. toward Broad St. At the right are the ruins of the building that had occupied the site of the present Mason building. The tower above it is a big granite structure that was a few years ago destroyed by the present Exchange club. At the extreme left at the corner of

Kilby and Water sts. are the ruins of the building that was the last to go down before the fire in its progress to the north and east, while it had been the direction it had followed from the time it started, about seven hours earlier, at the corner of Summer and Kingston sts. On Water St., following this corner ruin, which, by the way, also marked the site of the historic Maine Collier, and the consequent riots of pre-revolutionary days, was the big kerosene oil establishment of Samuel Downer, the man whose name was once familiar in con-

nection with Downer's landing, a summer resort in Boston harbor. In this store, which was uninjured by the fire, kerosene oil was sold to have been first sold in Boston, from 25 to 75 cts per gal. Mr. Downer first manufactured it from the oil he extracted from soft coal he brought from Nova Scotia, before the discovery of the American oil fields. The party who, seen at the left, above the ruins, was that of Mr. Downer's establishment, F. K. Neal of Central St., who did active service as a member

of the National Laborers at the time of the fire, says that for years afterward it was a standing joke that a conflagration had destroyed the buildings, covering 63 acres of territory, having been halted by the wall of a kerosene oil warehouse, it building about 100 years old at that. Of the buildings shown in the picture, only two or three on the left side, Water St., near the farther end, are still standing. The greater part of the others have been demolished, however, within less than 10 years.

dition Boston b. this is dis- e with- trach- tier of do of and feath- of 1888 people preve- re the ge of 9 1755. this in fishers a, was thori- an suc- weath- his re- tishes. month, re. of ment while ro but of the oneraught e. The re fed- the ex- le ex- these r and which of the o said ion of panese whole n with of the is part rde."

DOWNEY
LAST BLDG BOWDOIN

MASON SITE (APPLETON)

KILBY

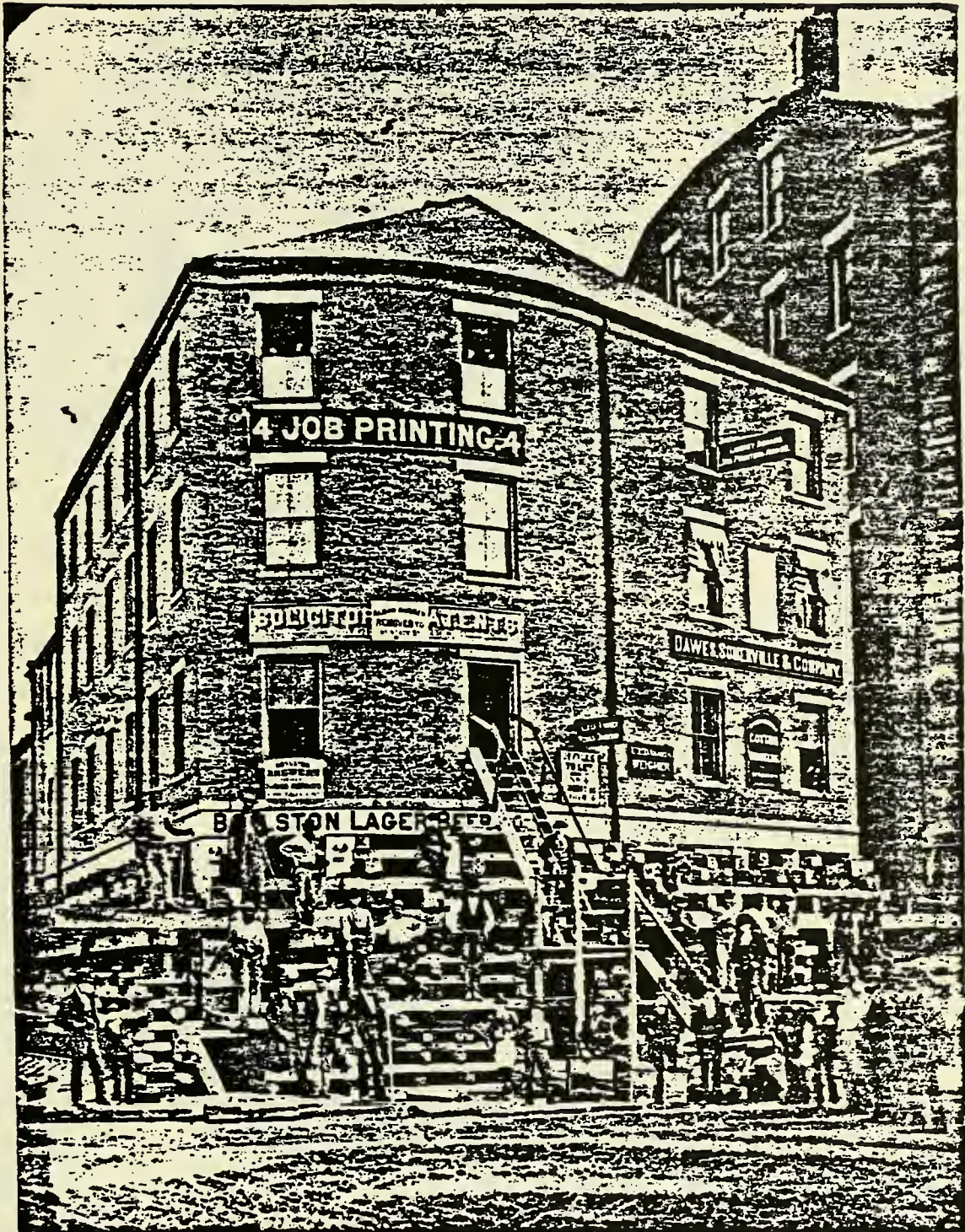


SPNSA

Fire 1872

Liberty Sq.

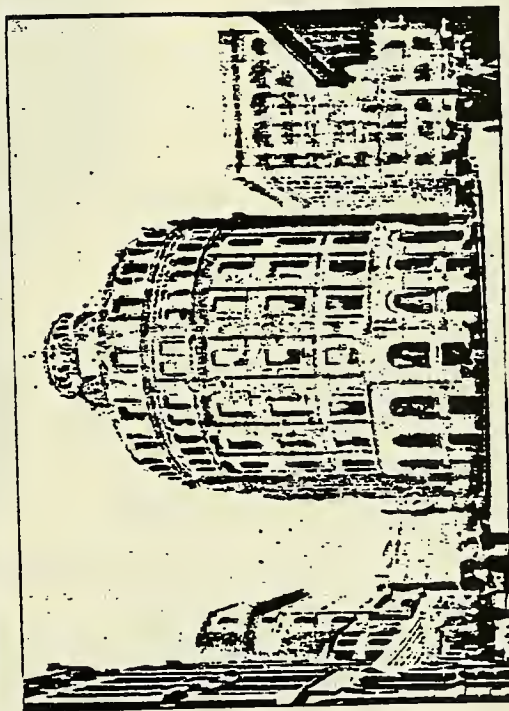
LIBERTY SQ



4 Liberty Sq. circa 1875

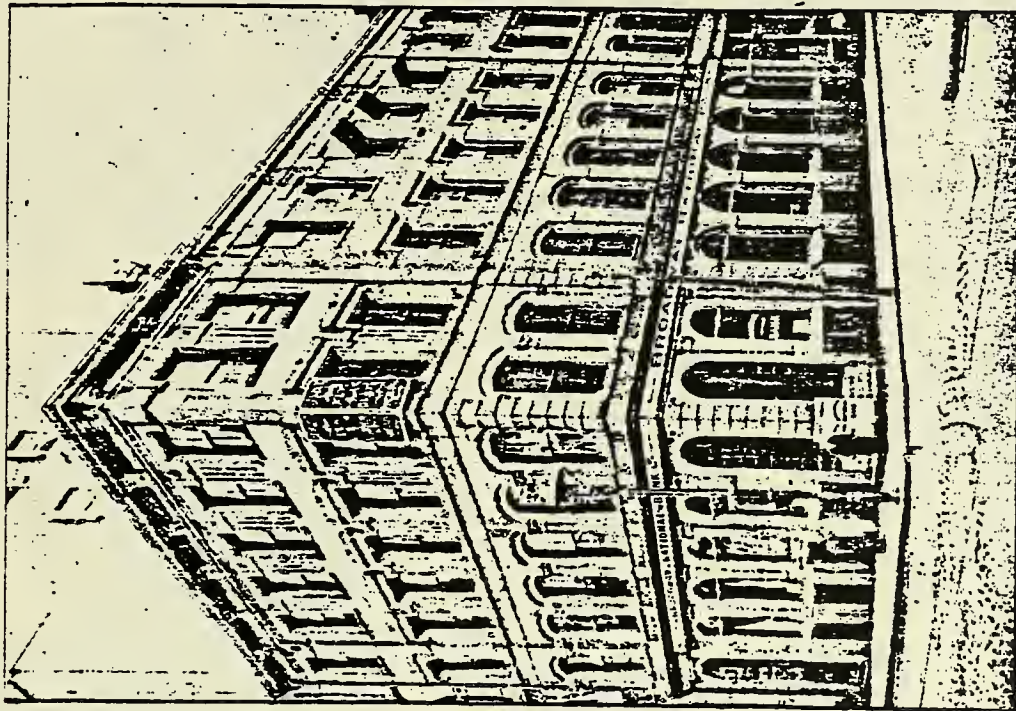
The Broadway National Bank, at 41 Milk, corner of Arch, was founded in 1853, in South Boston, and since its transfer to the financial district has become one of the most enterprising and successful of the city banks.

At the head of Milk St. is the Old South Meeting-house. The district between Milk and Summer Sts., and farther south, is occupied by great business blocks, where a vast wholesale trade is carried on. The crockery houses are on Franklin St.; the paper firms, on and near Federal St.; the wholesale dry-goods stores, on and about Summer and Devonshire Sts.; the wool houses, about the intersection of Summer and



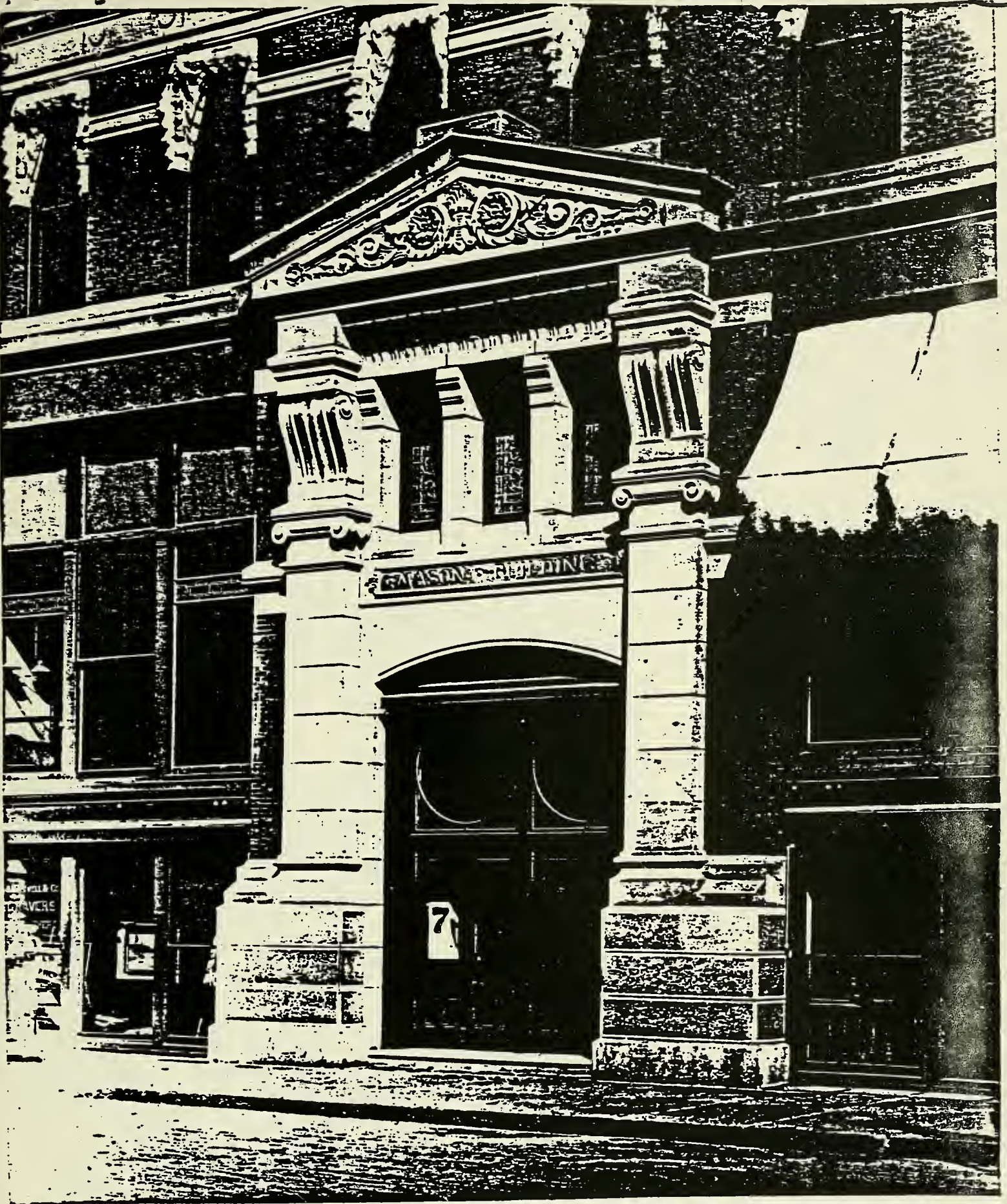
LIBERTY SQUARE, JUNOYON HILBY, WATER AND BATTERYMARCH STREETS.

Federal Sts.) and the boot, shoe and leather trade, in High, Pearl, Purchase, Summer, Federal, and other streets. The Shoe and Leather Exchange is at 116-126 Bedford St. Most of this region was swept over in the appalling Great Fire of 1872, when \$75,000,000 worth of property went up in flame and smoke. The region thus devastated lay between Summer St. and the Old South Meeting-House and the new Post Office and State St., and between Washington St. and the wharves. Afterwards, one could stand on Washington St. and see the harbor — the most conspicuous remains on the devastated Washington St. being the pure white marble front of Macullar, Parker & Co.'s building. The rebuilding



BROADWAY NATIONAL BANK OF BOSTON.
NO. 41 MILK STREET, SOUTHEAST CORNER OF ARCH STREET.

53
127
395 (32)



MASON BROS. LIBRARY

MASON BROS. LIBRARY

7

